

United States Department of the Interior National Park Service

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National Register of Historic Places Inventory—Nomination Form

received

date entered

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

1. Name

historic Sunny Side

and/or common

2. Location

street & number S. side SR 1136; .3 mi. E of jct. N.C. 62 not for publication

city, town Coble Township vicinity of Burlington

state North Carolina code 037 county Alamance code 001

3. Classification

Table with 4 columns: Category, Ownership, Status, Present Use. Includes checkboxes for building(s), private, occupied, etc.

4. Owner of Property

name Annetta Hix

street & number Rt. 6, Box 312

city, town Burlington vicinity of state North Carolina 27215

5. Location of Legal Description

courthouse, registry of deeds, etc. Alamance County Courthouse

street & number Courthouse Square

city, town Graham state North Carolina 27253

6. Representation in Existing Surveys

title Carl Lounsbury Alamance County Architectural Heritage has this property been determined eligible? yes no

date 1980 federal state county local

depository for survey records Survey and Planning Branch, Division of Archives and History

city, town Raleigh state North Carolina 27611

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input 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

Sunny Side is a well-detailed, little-altered, two-story T-shaped frame Italianate style house with some Gothic Revival style features constructed in 1871 and located on the south side of S.R. 1136 (Bellemont-Alamance Road) approximately six miles southwest of Graham, the seat of Alamance County. The cross-gable roof house with an elaborate bracketed cornice faces north and has a three-bay wide, single-pile main core with ornate two-bay hip-roof front porch, a projecting double-pile gable-front wing and rear ell at the east, and a small one-story single-room wing at the west. Sunny Side rests on a scored stucco-over-brick foundation, is sheathed with the original locust wood weatherboards, covered with the original tin roof, and lit by large six-over-six sash windows set in heavily molded surrounds. Approached by a long gravel driveway, Sunny Side is situated on a slight knoll near the rear of a well-landscaped two-acre yard which retains remnants of the gardens planted by the original owner, textile magnate Lawrence S. Holt. The present house tract, once the center of a 600-acre working farm, is now bordered by contemporary houses located on large lots which line the road. Sunny Side's formerly rural setting is evoked by its generous yard bordered by extensive corn fields at the rear and by the survival of two of the original outbuildings, the smokehouse and well house. The house is shaded by large green ash, sugar and red maple trees. The front yard features a handsome specimen deodar cedar tree; the rear yard is dotted with osage-orange trees, pecan and pear trees, grape arbors, a large fig bush, and a portion of an extensive herb garden planted by Holt which still produces horseradish, mint and yarrow. Other perennial plants established by Holt survive and include an old-fashioned carnation rose bush, phlox, and butter-and-egg jonquils. The current owner has augmented the gardens with large daylily beds, boxwoods, and a variety of colorful annuals.

Sunny Side is characterized most prominently by the application of Italianate and Gothic Revival style details to the traditional two-story T-shaped house form. The Italianate influence is evident in the wide overhanging eaves of the pedimented gables with returns which are adorned with paired and single ornate sawn console brackets with drop pendants, as well as in the three-sided projecting bay window which dominates the front facing gable wing. The bay window features a trio of tall one-over-one sash windows on the front with panelled aprons below and single one-over-one windows on the sides; the bay is topped by a pedimented gable with the same decorative brackets as seen above on the main roof gables. Decorative curved iron crests mark the peak of the bay window and all the other gable peaks on the house. The Gothic influence is evident in the pointed arch transom which accents the second-story window of the front facing gable, and especially in the two massive stuccoed brick interior chimneys with broad corbelled bases, blind lancet arch panels on the stack sides and corbelled and crenellated caps. The appearance of virtually the same chimney type on three other houses in northern Alamance County (the George Curtis House constructed in 1867 in Graham, the c. 1890 Y. B. Warren House and 1885 Chesley Dickey House, both in Faucette Township) suggests that its design was either copied from a pattern book (source unknown) or was a favorite variation employed by a local mason. Although this exact chimney design does not appear in drawings in either of A. J. Downing's widely read Victorian Cottage Residences or the Architecture of Country Houses, it certainly reflects his dicta found in those volumes:

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As chimney-tops are thus so essential a part of dwelling houses, we should endeavor to render them pleasing objects, and increase their importance by making them ornamental. . .enlivened and rendered elegant by varying its form, ornamenting its sides and summit. . . The chimney-tops generally occupy the highest portions of the roof, breaking against the sky boldly, and if enriched, will not only increase the impression of purpose, but add to the picturesque beauty of the composition.¹

To make a chimney form interesting. . .it must be divided into three parts, viz. a base, a shaft, and a cap. A chimney should never spring out of the roof with no apparent preparation for it, but a base more or less wide should always be shown, upon which the part exposed may evidently rest and obtain a solid foundation to withstand high winds.²

The elaborate porch trim is rather delicate in contrast to the weighty chimneys and robust brackets at the eaves. The eave of the tin-clad hip-roof porch is defined by the same brackets as seen on the main eaves, but rendered in a smaller scale. Fairly slender chamfered posts with molded caps, and lacy sawn spandrels in a foliate design support the roof. A pierced balustrade sawn in a fleur-de-lis pattern connects the porch posts. (It is interesting to note that Lawrence Holt's brother, L. Banks, chose the same millwork when he remodelled the family homeplace, the Michael Holt III House (NR) in 1875; this house, constructed c. 1800 and enlarged to two stories by L. Banks Holt, is located about one mile west of Sunny Side.) The porch floor boards have been replaced at Sunny Side, as have the original steps. The porch shelters an exceptionally handsome main entrance of golden pine with arched panels outlined by heavily molded applied trim and two tall round-arched glass windows etched with a floral design and set in molded surrounds. The entrance door retains its original embossed hinges and brass hardware, including manual doorbell centered in the door rail.

On the rear (south) elevation, a one-story shed-roof service porch retains its original lattice work screen and tin roof; the wooden porch steps and railing were replaced in the early 1970s. The porch shelters the rear entrance, a heavy pine door with molded panels. A portion of this porch was enclosed to form a bathroom in the early 1970s. The renovation was skillfully done and blends unobtrusively. Four large six-over-six windows are located on the rear elevation. Two of them light the second story of the main block, and two others are set one above the other on the first and second stories of the ell. Two small six-over-six sash windows light the bathroom addition. There are no cornice brackets on the rear elevation; when the house was refurbished in the early 1970s, they were used elsewhere on the main and side elevations to replace missing or damaged brackets.

The east elevation contains four large symmetrically arranged six-over-six sash windows, two on each of the first and second stories.

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A small, one-story wing which originally contained the nursery, and is now the kitchen, is located at the west. It is recessed on the main (north) elevation and flush with the house's rear elevation. It features the same exuberant eave treatment seen elsewhere on the house and is well lit by a large six-over-six sash window on each of the north, west and south elevations.

On the interior, the house follows a center hall plan. The rear door, which stands opposite the main entrance, now serves as the door to the bathroom addition. The graceful staircase rises against the west wall of the spacious hall. It features turned balusters, a molded hand rail and a robust, turned octagonal newel post, all rendered in walnut. The stairs are further ornamented by applied foliate sawn brackets. Features common throughout the interior include large, graciously proportioned rooms well lit and ventilated by the large windows; 12' ceilings on the first floor, with 10' ceilings on the second; plaster walls; tongue-and-groove heart pine flooring; tall, deeply molded baseboards; a molded wooden picture rail encircling most of the rooms; four-panel pine doors with applied molding defining the panels and topped by movable transoms with etched glass on the first floor and plain glass on the second; original porcelain door knobs and porcelain-rimmed key holes; and, an unusual feature in a house of this vintage, at least one and often two closets per room. Many of the interior doors may have been wood-grained originally; well-executed graining survives on the interior of one of the upstairs closets. Mantelpieces throughout have simple flat pilasters with molded caps and bases, a frieze with a shallow Tudor arch, and a fairly heavy shelf with simply scalloped corners. The mantelpiece in the parlor is the same basic style, but exhibits the influence of the Gothic Revival with paired recessed lancet arch panels in the pilasters. The parlor mantel also has an Eastlake-inspired overmantel with beveled glass, turned spindles and bric-a-brac shelves. While several of the fireboxes have been reworked to accommodate later gas or wood stoves, the parlor firebox retains the original dark green slate surround and hearth.

The parlor is located to the left (east) of the center hall on the first floor of the gable-front ell. The tall ceiling is accented by a heavily molded plaster cove molding and by an ornate silver and crystal chandelier which originally belonged to Lawrence Holt's brother, James. Remnants of the original green and gold paint scheme were discovered under the picture mold when a portion was removed for repair. A bedroom is located in the room adjoining the parlor at the rear. This room may have originally served as the dining room since it has a mantelpiece (without the overmantel) like that in the parlor. To the right (west) of the center hall is the present dining room, and beyond that is the nursery (presently the kitchen) in the one-story wing.

On the second story are three spacious bedrooms. Two of the rooms are located in the east wing above the parlor and original dining room. Across the hall, the paneled closet doors in the west bedroom appear to retain their original paint scheme composed of dark green rails and stiles and lighter green panels.

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Two original outbuildings, each in excellent condition, survive and are located in the rear yard. The well house and the smokehouse are small frame, weatherboarded buildings with tin-clad gable roofs. The well house is located a few steps from the back porch. The rectangular building has a projecting gable-front roof supported by braced posts which shelter an offset five-panel entrance door. A small four-pane window in the west elevation lights the interior which retains the original granite dairy cooling troughs. A small brick patio survives at the rear of the well house and originally held large iron laundry wash pots. The smokehouse is located a short distance east of the well house. It is a simple square gable-roofed structure with the northwest corner recessed to form an engaged porch which shelters two vertical plank doors set 90 degrees to each other. One of the doors retains a very large, original rim lock. A detached frame kitchen originally stood between the two surviving outbuildings; the kitchen burned in 1971 and its location is marked by a large bed of lily-of-the-valley. A brick path at the rear of the kitchen led to an outhouse, now destroyed.

This nomination includes a total of four contributing elements. They are: three contributing buildings (the dwelling, Sunny Side and the well house and smokehouse) and one contributing structure, the remnants of the original gardens planted by Lawrence S. Holt.

FOOTNOTES

¹Andrew Jackson Downing, Victorian Cottage Residences, (1873 edition; rpt. New York: Dover Publications, 1981), pp. 12-13.

²-----The Architecture of Country Houses, 1st ed. (1850; rpt. New York: Dover Publications, 1969), p. 91.

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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates constructed 1871 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Sunny Side is a richly detailed, largely intact, two-story T-shaped frame Italic style house with some Gothic Revival features. Constructed in 1871 for Lawrence S. Holt, prominent Alamance County textile mill owner and philanthropist, Sunny Side is located on the Bellemont-Alamance Road (S.R. 1136), approximately six miles southwest of Graham, the county seat. Architecturally significant as one of the finest surviving examples of the Italic style in Alamance County, the house displays a wealth of decorative exterior and interior woodwork including console cornice brackets with dropped pendants, heavily molded window and door surrounds, bay window with bracketed eave and paneled apron, handsome flat panel doors with applied trim, sawn balustrade and foliate spandrels at the porch, and a graceful staircase with turned balusters and robust octagonal newel post. The Gothic Revival style influence is seen in the massive stuccoed brick interior chimneys with corbelled bases, shafts ornamented with blind lancet arch panels, and corbelled and crenellated tops; pointed arch window transom; and lancet arches decorating the pilasters of some of the fine mantelpieces, including one with an Eastlake-inspired overmantel. Other decorative features of this stylish house include etched glass in the main entrance and interior transoms; molded plaster cove molding; and curved metal crests at the gable peaks. Historically, the house is associated with the life of textile magnate, banker and philanthropist Lawrence S. Holt (1851-1937), and is the only surviving residence built for him. The Holt family, including patriarch E. M. Holt and his sons, Lawrence, L. Banks, Michael, James and Thomas dominated the Alamance County textile industry during the late nineteenth and early twentieth centuries and were among the most prominent textile industrialists in North Carolina. Textile manufacturing was the basis of industrial development not only in Alamance County, but also in North Carolina which led the nation in the manufacture of cotton goods in the early twentieth century. Throughout the late nineteenth and early twentieth centuries, Alamance County consistently ranked as one of the state's top textile manufacturing counties. By 1919, twenty-three of the county's twenty-seven mills were controlled by the Holt family; extant mills established by Lawrence Holt include Bellemont Mill (1879), E. M. Holt Plaid Mill (1883), and Aurora Cotton Mill (1885). In conjunction with his father and brothers, Lawrence Holt established the Commercial National Bank in Charlotte (1874), now North Carolina National Bank, one of the state's largest financial institutions. Lawrence Holt and his wife Margaret were major contributors to the construction of Alamance County's first Episcopal Church, St. Athanasius (1879, NR), and to the Church of the Holy Comforter (1909-1911, NR) both located in Burlington. In 1923 Holt established a philanthropic trust which has benefited North Carolina schools, orphanages, churches and missionary work in Alamance County.

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Criteria Assessment:

- B. Sunny Side is the only surviving residence built for Lawrence S. Holt, prominent Alamance County textile mill owner and industrialist; co-founder of the 1874 Commercial National Bank in Charlotte, now North Carolina National Bank; and philanthropist who made significant contributions to the construction of Episcopal churches in Alamance County including St. Athanasius (1879, NR) and the Church of the Holy Comforter (1909-1911, NR).

- C. Sunny Side embodies the distinctive characteristics of the Italianate and Gothic Revival styles including such decorative features as a bracketed cornice; elaborate sawn millwork at the porch; round-arched, etched glass panes; the use of lancet arches to ornament mantelpieces and massive, corbelled chimneys crowned by crenellated tops.

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Lawrence Shackelford Holt, the youngest and tenth child of Edwin M. Holt (1807-1884) and Emily Farish Holt (1808-1900), was born in 1851 at his father's estate, Locust Grove, about one mile west of the future site of Sunny Side. His father, E. M. Holt was the most important antebellum cotton textile industry pioneer in North Carolina. In 1837 E. M. Holt had invested his profits as farmer, merchant, distiller, saw mill owner and miller in the construction of the Alamance Mill (destroyed), located on Great Alamance Creek. Looms were installed in the Alamance Mill in 1840 and sheeting was produced. This mill, the first of many Holt family mills which followed in the late nineteenth century, was very successful and by 1850 E. M. Holt was the richest man in Alamance County. "In 1853 the mill became the first factory south of the Potomac to manufacture colored cotton cloth, 'Alamance plaids,' made by power looms."¹ By 1866 E. M. Holt had turned over the management of the mill to four of his older sons: Thomas Michael, James Henry, William E., and L. Banks Holt. The name of the Alamance Mill was changed to E. M. Holt's Sons, Inc.² The company prospered and soon organized a second mill, the Carolina Mill, in 1869.³ The Holt brothers, including Lawrence, were in the forefront of the rapid expansion of the textile industry in the south during the late nineteenth century; they dominated the Alamance County textile industry from the 1840s into the 1920s. Textile manufacture continues as the industrial base of the county to the present.

Lawrence Holt received his early education at home before attending Melville Academy in nearby Albright Township and then the Horner Military Academy in Oxford, North Carolina. In 1868, at his father's request, Lawrence entered Davidson College, located about twenty miles north of Charlotte, North Carolina. Unhappy at school, Lawrence left Davidson after one year, moved to Charlotte, and worked in his father's wholesale grocery store there.⁴ While living in Charlotte, Lawrence met his second cousin, Margaret Locke Erwin of Burke County.⁵ Lawrence Holt and Margaret Erwin were married on April 2, 1872 at Grace Episcopal Church in Morganton, North Carolina. When Lawrence brought his bride home to Locust Grove, his father celebrated the occasion by hosting a traditional southern "infare", or reception for the newlyweds.⁶

Perhaps while the young couple visited his family, they checked the construction progress of their new, Italianate style house, Sunny Side, begun by Lawrence in 1871 for his fiancée, and located in the "Peach Orchard," a portion of his father's large estate.⁷ Lawrence emulated his father by choosing a fashionable architectural style for his residence. E. M. Holt's residence, Locust Grove, was designed by the nationally prominent architect, Alexander Jackson Davis; Holt first saw the design for "a small villa" in the January, 1849 issue of A. J. Downing's popular journal, "The Horticulturist." At E. M. Holt's request, Davis slightly modified the plan of the frame Italian villa style house. Locust Grove was completed by July, 1849, two years before Lawrence's birth.⁸ The house still survives, virtually intact. The design for Lawrence's house, Sunny Side, also was inspired by "Italian-style" architecture. It is not known if the Italianate style Sunny Side was designed by an architect, or the design taken from a pattern book. The house is skillfully built with quality materials including fine woodwork (largely sawn millwork which was becoming widely available at the time), and etched glass, reportedly imported from France, in the main entrance and in the first story interior transoms. (The stylish

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house apparently met with family approval since Lawrence's brother, L. Banks, remodelled the family homeplace, the Michael Holt III House (NR), in 1875 using the same style and virtually identical millwork. This house now serves as the Alamance County Historical Museum. Locust Grove, Sunny Side, and the Michael Holt House are all located within three miles of each other, providing an interesting display of both family and architectural continuity.)

Construction on Sunny Side may have halted or slowed for a time, since Margaret Holt remained at Locust Grove and Lawrence returned to work in Charlotte after their marriage. In 1874 Lawrence, his father, and brothers established the Commercial National Bank in Charlotte, now the North Carolina National Bank. Lawrence Holt served as president of the bank until 1875, when he returned to Alamance County.⁹ Lawrence and Margaret moved to Sunny Side between 1875 and the time their third child, Emily was born in 1877.¹⁰ Lawrence and Margaret Holt had seven children. The eldest, Erwin Allen Holt (1873-1961), was born at Bellevue, her parents' plantation near Morganton. Their second child, Eugene Holt (1875-1948) was born at Locust Grove. Four children were born and baptized at Sunny Side, including Emily Farish Holt (1877-1882), Margaret Allen Holt Lowery (1879-1938), Florence Elvira Holt (1881-?), and Lawrence S. Holt, Jr. (1883-1961). Bertha Harper Holt Clark (1888-1985) was born after the family moved in 1884 to Company Shops, which was known as Burlington after 1887.¹¹

In 1873, at the age of 22, Lawrence had received his one-fifth interest in the family's E. M. Holt Mill and the Carolina Cotton Mill.¹² Like his brothers, Lawrence used the income from his shares in these mills to finance his own business ventures after his return to Alamance County. In 1879 he and his brother, L. Banks, organized the Bellemont Mill, located about two miles east of the E. M. Holt Mill, or about three miles east of Sunny Side.¹³ Bellemont Mill and twenty-three one and two-story houses which form the adjacent mill village, survive relatively intact. Also in 1879, Lawrence and Margaret Holt were major contributors to the construction of Alamance County's first Episcopal Church, St. Athanasius (NR) located on Webb Avenue in Burlington. Prior to the construction of the quaint board-and-batten Gothic Revival style church; the family worshipped at the interdenominational Union Church established in 1870 at Company Shops.¹⁴

By the mid-1880s, mill owners were no longer dependent on water power as the only energy source. Steam engines enabled some Alamance County textile mill owners to build factories in towns like Graham and Company Shops where close proximity to the railroad insured low transportation costs.¹⁵ In 1883 Lawrence Holt sold his shares in the Bellemont Mill to his brother and partner, L. Banks, and built the E. M. Holt Plaid Mill in West Company Shops. The Plaid Mill manufactured cotton plaids until 1900 when the production of gingham material was introduced. Burlington Industries purchased the mill in the early 1930s. Plaid Mill still stands on Plaid Street and is now occupied by the Annedeen Hosiery Mill, Inc.¹⁶ By 1884 there were twelve cotton textile mills in Alamance County, and eight of these were owned by E. M. Holt and his

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sons.¹⁷ These included the Carolina Mill organized by James Holt in 1869 on the Haw River and operated jointly with E. M. Holt's Sons, Inc.; Glencoe Mill and Village (NR), established in 1880 by James Holt and also located on the Haw River; Granite Mill, established 1844 in the town of Haw River by Thomas Holt, who served as Governor of North Carolina from 1891 to 1893; Cora Mill, c. 1880, located on the Haw River and established by Thomas Holt. In addition to Bellemont Mill, Lawrence and L. Banks Holt, became partners with John Q. Gant (1847-1929) in the Altamahaw Mill, 1881.¹⁸

Edwin M. Holt died in May, 1884 and in August of that year Lawrence sold Sunny Side and 411 acres of land to L. Banks Holt for \$7,000.¹⁹ Lawrence Holt and his family left the perhaps too quiet country life and moved to Company Shops where the year before he had built the first of two houses (both destroyed) which occupied the 300 block of East Davis Street.²⁰ Holt's business operations continued to expand in Company Shops and he established the Aurora Cotton Mill in 1885.²¹ In 1892 Lawrence erected his second house, Blythewood, on Davis Street. This impressive Queen Anne style house was demolished in the 1950s.²² (The first house on this site was moved to the corner of Maple Avenue and Cameron Street and stood there until 1985 when it was demolished). By 1900 Lawrence and Margaret Holt were spending much of their time in Washington, D.C. where their children were being educated. They maintained close ties to Alamance County where, in 1909, they donated the land and were major contributors to the construction of The Church of the Holy Comforter (NR), located across the street from their Burlington residence and next to St. Athanasius Church. The Holts also donated two stained glass windows, found on the west side of the sanctuary in memory of their daughter Emily Farish Holt who had died from diptheria in 1882 at the age of five.²³ Margaret Holt died in 1918 and is buried in the graveyard at the Church of the Holy Comforter.

In 1923 Lawrence Holt established a trust fund which benefited seventeen North Carolina schools, orphanages and churches. The fund sponsored missionary work in Alamance County. The Holt Missionary Fund was used to establish St. Andrews Episcopal Church in Haw River in 1941; the fund continues in existence to the present.²⁴ Lawrence Holt died in 1937 and is buried with his wife and daughter Emily in the graveyard at the Church of the Holy Comforter.

Sunny Side's second owner, L. Banks Holt, owned the house for only a few months, selling it and 326 acres to his brother Alexander "Dole" Holt in November, 1884.²⁵ Little is known of Alexander's early life. During the Civil War, he served as a private in F Company, 6th Regiment of North Carolina State Troops until he was captured at Rappahannock Station on November 7, 1863. He was held at Point Lookout, Maryland until released during a prisoner exchange on April 30, 1864.²⁶ Alexander never participated in the family's textile businesses. Instead, he was a farmer, first at Sunny Side and later in Burlington. Unlike his brothers, Alexander did not receive any shares in the Holt Mill. In accordance with E. M. Holt's will, a \$25,000 trust fund was established for Alexander and administered by Thomas M. Holt, James H. Holt, William E. Holt, L. Banks Holt, and Lawrence S. Holt.²⁷ By 1889, Alexander was living in Burlington.²⁸ He died in 1892 and is buried in the Holt family cemetery behind the Michael Holt III House.

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Walter L. Holt, Alexander's nephew, inherited Sunny Side. At the time of his inheritance, Walter Holt was President of Elmira Cotton Mill, now Burlington Industries' Mayfair Plant on Plaid Street in Burlington. According to W. L. Spoon's 1893 map of Alamance County, Sunny Side was known then as the Walter L. Holt Farm, which may suggest he was living there at the time.²⁹ Walter Holt was living in Fayetteville when he sold the house to his brother, Ernest A. Holt, for \$5,000 in 1897.³⁰ Ernest Holt disliked the textile business and moved to Texas soon after 1900.³¹ He sold Sunny Side to his brother, Robert L. Holt in 1904 for \$6,000.³² Robert Holt was a prominent textile industrialist who resided in the Glencoe area; he probably leased Sunny Side to a tenant until 1909 when he sold the house outside the family to John Q. Finch, a native and resident of Davidson County.³³ Finch paid \$10,000 for the property which he leased to a tenant farmer.

In 1911, J. R. Combs and Arthur Lee Combs (1882-1919) purchased Sunny Side from John Q. Finch for \$14,000.³⁴ (J. R. Combs never lived at Sunny Side.) Arthur, a farmer, and his wife, Annie Prevette Combs (1882-1962), moved from Wilkes County to Sunny Side in 1911.³⁵ Combs died of tuberculosis in 1919 and is buried less than a mile from Sunny Side at St. Paul's Lutheran Church Cemetery on the Bellemont-Alamance Road.³⁶ Annie Combs, a teacher at E. M. Holt Elementary School, died on January 5, 1962.³⁷

A family dispute involving the Combs estate resulted in lengthy litigation. The court ordered that the property, including Sunny Side, be sold at auction. On December 12, 1962, Arthur Lee Combs, Jr. son of Arthur and Annie Combs, purchased Sunny Side with a bid of \$5,000.³⁸ Four years later, Arthur died and left Sunny Side to his brother, Buell S. Combs.³⁹

Buell Combs sold Sunny Side with two acres of land in 1968 to William Frank Hix (1914-1978) and his wife Annetta (b. 1919).⁴⁰ The Hixes moved to Sunny Side in 1970, and restored the house which had suffered from years of neglect by absentee owners. Frank Hix was employed by Associated Transport until his death in 1978. Annetta Hix operated the Blooming-Tree Nursery behind Sunny Side until 1979 and continues to reside at Sunny Side.⁴¹

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FOOTNOTES

¹Hugh Talmage Lefler and Albert Ray Newsome, The History of a Southern State, North Carolina, 2nd ed. (Chapel Hill: The University of North Carolina Press, 1964), p. 376.

²Julian Hughes, The Development of the Textile Industry in Alamance County: Exploits of Edwin M. Holt and His Descendants and Associates (Burlington, North Carolina: Burlington Letter Shop, 1965), p. 6. Holt's son-in-law, Captain James N. Williamson (1842-1921), also participated in the family textile operations.

³Ibid.

⁴History of North Carolina, Volume IV: North Carolina Biography (Chicago: Lewis Publication Company, 1919), p. 11. The Reverend Alexander Wilson established the Melville Academy in 1851 near the present Alexander Wilson Elementary School on Highway 54 in Alamance County. Boarders paid \$100 for a ten-month term. The school closed in 1867; Walter Whitaker, Centennial History of Alamance County, 1849-1949 (Charlotte: The Dowd Press, 1949), p. 193. James Hunter Horner (1822-1892) established the Horner Military Academy in 1855; History of North Carolina, Volume V: North Carolina Biography (Chicago: Lewis Publication, 1919), p. 253.

⁵Margaret Locke Erwin was the granddaughter of Dr. William Rainey Holt (1798-1868) of Lexington, North Carolina. William Holt was Edwin M. Holt's brother. Eugene Holt, compiler, Edwin Michael Holt and His Descendants, 1807-1948 (Richmond: privately printed, 1949), p. 148.

⁶Mary Alves Long, High Time to Tell It (Durham: Duke University Press, 1950), pp. 67-68. Mary Alves Long attended the "infare" for Lawrence and Margaret Holt at Locust Grove. Her sister was a classmate of L. Banks Holt's wife, "Cattie" Holt.

⁷The designation "Peach Orchard" appears in several deeds associated with Sunny Side including one from Lawrence to L. Banks, Alamance County Register of Deeds, Volume 9, pp. 330-331, and in Eugene Holt's book, Edwin Michael Holt. During its history, the name of the house has been variously spelled as two words or as a single word, "Sunnyside." One wine glass from a set of crystal stemware originally owned by Lawrence and Margaret Holt survives and is located at the house. It is etched with the house name spelled as two words, Sunny Side. Personal interview with Annetta Hix, June 27, 1986.

⁸Carl Lounsbury, Alamance County Architectural Heritage (Alamance County Printing Department: Alamance Historic Properties Commission, 1980), pp. 34-35.

⁹Hughes, Development of the Textile Industry in Alamance County, pp. 8, 117. Telephone interview with Ethel Gant, Burlington, North Carolina, July 9, 1986.

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¹⁰Baptismal Registry, Parish Registry of St. Athanasius Church, Burlington, North Carolina, Volume I, pp. 44-45.

¹¹Holt, Edwin Michael Holt, p. 91; Baptismal Registry, Parish Registry of St. Athanasius, Burlington, North Carolina, Volume I, pp. 42-47; and Interview with Bertha Harper Holt Clark, Residence, Asheville, North Carolina, November 5, 1983. (On cassette at the Alamance County Historical Museum, Burlington, North Carolina.) Company Shops derived its name from the nine buildings erected to serve the North Carolina Railroad Company, which constructed a railroad line from Goldsboro to Charlotte between 1851 and 1856. The buildings housed the company's repair shops and were located at the mid-point of the 223 mile track in what is now downtown Burlington. Merchants and industrialists established businesses around the shops and a town was formed. Durward T. Stokes, Company Shops, The Town Built By A Railroad (Winston-Salem: John F. Blair, Publisher, 1981), pp. 7-16, 128, 138.

¹²North Carolina Biography, Volume IV, pp. 11-12.

¹³Ibid. In 1884, the capital stock of the Bellemont Mill was valued at \$140,000.

¹⁴Stokes, Company Shops, pp. 102-105.

¹⁵Lefler and Newsome, The History of a Southern State, p. 480; and Lounsbury, Alamance County Architectural Heritage, p. 48.

¹⁶Whitaker, Centennial History, p. 165; and Lefler and Newsome, The History of a Southern State, 3rd ed., p. 632.

¹⁷Richard W. Griffin, "Reconstruction of the North Carolina Textile Industry 1865-1885," North Carolina Historical Review 41 (Winter 1965), p. 48.

¹⁸Hughes, Development of the Textile Industry, pp. 14, 19, 29-30, 128-129; and Lefler and Newsome, The History of a Southern State, 3rd ed., p. 710.

¹⁹Holt, Edwin Michael Holt, p. 5; Alamance County Register of Deeds, Volume 9, pp. 330-331. There is no indication that Lawrence Holt ever farmed the acreage he sold with Sunny Side. No crops grown at Sunny Side are listed in the 1880 Alamance County Agricultural Schedule. The Census for that year records only the Holt family and a nurse and servant living at the house, and no tenant farmers or field hands. Apparently Lawrence Holt's agricultural pursuits were limited to establishing an extensive herb garden and maintaining a small orchard on the house tract. Portions of the garden and orchard survive.

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²⁰Alamance County Register of Deeds, Volume 9, pp. 44-45.

²¹The Aurora Cotton Mill was originally the Lafayette Mill (1882). Its owner, Peter Holt went bankrupt in 1884 and R. J. Reynolds (1850-1918), the Winston-Salem tobacco magnate, purchased the mill for \$12,000 at a public auction that year. A year later Reynolds sold the mill to Lawrence Holt for \$17,500. (Lawrence had also bid on the mill earlier.). Lawrence Holt changed the name of the mill to Aurora. The mill still exists and is now occupied by the Pickett Hosiery Mill, Inc. Stokes, Company Shops, p. 85; and Alamance County Register of Deeds, Volume 9, p. 581.

²²Stokes, Company Shops, p. 153, 1 n. Durward T. Stokes, Company Shop Notes: Real Estate, May Memorial Library, Burlington, North Carolina; Interview with Clark.

²³The Church of the Holy Comforter, designed by prominent New York architect Hobart B. Upjohn, was built between 1909 and 1911. Elizabeth Gant, The Episcopal Church in Burlington, 1879-1979 (Privately Printed, n.d.), pp. 10-11.

²⁴Ibid., pp. 14-15, 19, 37.

²⁵Alamance County Register of Deeds, Volume 9, p. 424.

²⁶Weymouth T. Jordan, compiler, North Carolina Troops, 1861-1865, A Roster Infantry, Volume IV (Raleigh: Office of Archives and History, 1973), p. 337.

²⁷Holt, Edwin Michael Holt, p. 107.

²⁸Levi Branson, ed., North Carolina Business Directory, 1890 (Raleigh: Levi Branson Publisher, 1889), p. 71; Holt, Edwin Michael Holt, p. 5; and Interview with Annetta Hix, Burlington, North Carolina June 27, 1985.

²⁹Alamance County Register of Deeds, Record of Wills, Volume 2, p. 529; Hughes, The Development of the Textile Industry, pp. 30-32; William L. Spoon, "Map of Alamance County, 1893," (Cleveland: H.S. Stranaman and Company, Engravers, the same date).

³⁰Alamance County Register of Deeds, Volume 20, pp. 29-30.

³¹Durward T. Stokes, Auction and Action: Historical Highlights of Graham, North Carolina (Graham: The City of Graham, 1985), p. 293.

³²Alamance County Register of Deeds, Volume 27, p. 110.

³³Genealogical Society of Davidson County, The Heritage of Davidson County (Winston-Salem: Hunter Publishing Division, 1982), p. 190; Alamance County Register of Deeds, Volume 37, p. 342: Interview with Hix; and Interview with Gant.

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³⁴Alamance County Register of Deeds, Volume 44, p. 65.

³⁵Ibid., and Interview with Hix.

³⁶Interview with Hix; and Alamance County Records of Vital Statistics, Deaths, Book 7, p. 241.

³⁷Alamance County Records of Vital Statistics, Deaths, Book 50, p. 11; and Interview with Hix.

³⁸Alamance County Register of Deeds, Volume 307, p. 408.

³⁹Alamance County Register of Deeds, Records of Wills, Volume 20, p. 106.

⁴⁰Alamance County Register of Deeds, Volume 349, p. 14.

⁴¹Interview with Hix.

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9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property 1.95 acres

Quadrangle name Burlington, NC

Quadrangle scale 1:24,000

UTM References

A	1 1 7	6 3 1 6	7 1 4 1 0	3 1 9	8 1 7	0 1 7 1 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

Alamance County Tax Map 2, Block 13, Lot 75A

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

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

name/title Patricia S. Dickinson, consultant; Shelia Bumgarner, researcher

organization _____ date _____

street & number Rt. 2, Box 1034 telephone (919) 732-5439

city or town Hillsborough state North Carolina 27278

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 National Park Service.

State Historic Preservation Officer signature *William S. King*

title State Historic Preservation Officer date Jan. 21, 1987

For NPS use only

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

date _____

Keeper of the National Register

Attest:

date _____

Chief of Registration

SUNNYSIDE

AM 416



