



North Carolina Department of Cultural Resources
State Historic Preservation Office

Michael F. Easley, Governor
Lisbeth C. Evans, Secretary
Jeffrey J. Crow, Deputy Secretary
Office of Archives and History

Division of Historical Resources
David L. S. Brook, Director

March 5, 2004

MEMORANDUM

TO: Greg Thorpe, Ph.D., Director
Project Development and Environmental Analysis Branch
NCDOT Division of Highways

FROM: David Brook *PSB for David Brook*

SUBJECT: Historic Architectural Resources Survey Report, Replace Bridge 66 on SR 1002 over Strouds Creek, B-4216, Orange County, ER04-0392

Thank you for your letter of February 9, 2004, transmitting the survey report by Richard Silverman. We appreciate the extensive research Mr. Silverman has conducted regarding the history and evaluation of the John Berry-Baldwin House. His report will be a useful resource on the builder-architect John Berry and his house "Sunnyside."

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following property is individually eligible and is listed in the State Study List for the National Register of Historic Places under the criterion cited:

OR 692
John Berry-Baldwin House (Sunnyside) northwest corner of the intersection of SR 1002, (St. Mary's Road) and SR 1554 (Baldwin Road), Hillsborough vicinity, is eligible for the National Register under Criteria B and C. The house is the home of builder-architect John Berry who lived in the residence during his productive years. Berry constructed some of North Carolina's significant 19th-century buildings and contributed to the construction and development of many of the Piedmont's regional institutions. The property is also significant as a very rare example of a house designed by and for a 19th-century builder-architect. We concur with the proposed National Register boundaries as described and delineated in the survey report.

OR 1456
The John Berry-Baldwin House is also a contributing building to the St. Mary's Rural Road Historic District, listed in the State Study List in 2001. We regret that this information was not included in the State Historic Preservation Office's National Register and Study List Roster. We will update our roster immediately to include the district listing.

We are enclosing a map of the St. Mary's Road Rural Historic District proposed boundaries. Please schedule an effects meeting between SHPO and NCDOT to discuss the potential effects of this project upon the properties within the St. Mary's Rural Road Historic District.

www.hpo.der.state.nc.us

	Location	Mailing Address	Telephone/Fax
ADMINISTRATION	507 N. Blount St, Raleigh, NC	4617 Mail Service Center, Raleigh, NC 27699-4617	(919) 733-4763 • 733-8653
RESTORATION	515 N. Blount St, Raleigh, NC	4617 Mail Service Center, Raleigh, NC 27699-4617	(919) 733-6547 • 715-4801
SURVEY & PLANNING	515 N. Blount St, Raleigh, NC	4617 Mail Service Center, Raleigh, NC 27699-4617	(919) 733-4763 • 715-4801

March 5, 2004

Page 2

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763. In all future communication concerning this project, please cite the above referenced tracking number.

Enclosure

cc: Mary Pope Furr, NCDOT

bc: Southern/McBride
County

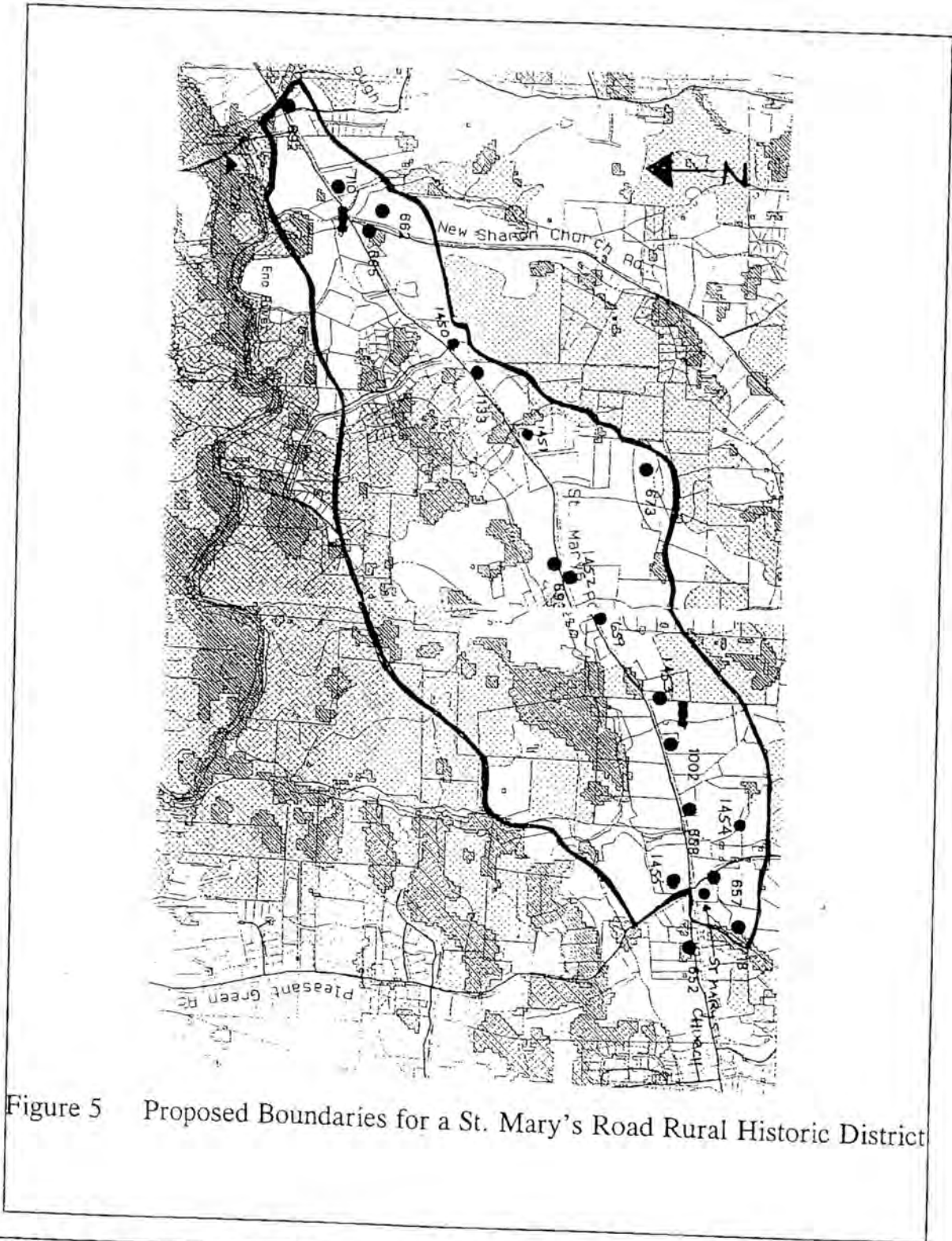


Figure 5 Proposed Boundaries for a St. Mary's Road Rural Historic District



RECEIVED
FEB 16 2004

HISTORIC PRESERVATION OFFICE

STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

MICHAEL F. EASLEY
GOVERNOR

LYNDO TIPPETT
SECRETARY

February 9, 2004

Ref. # ER04-0392
"Due Master" to A+S Due 2/24/04

Mr. David L. S. Brook
Deputy State Historic Preservation Officer
North Carolina Department of Cultural Resources
4617 Mail Service Center
Raleigh, North Carolina 27699-4617

S this due 3/9

Dear Mr. Brook:

RE: B-4216, Replace Bridge No. 66 on SR 1002 (St. Mary's Road) over Strouds Creek, Orange County. State Project # 8.2502201, Federal Aid #BRSTP-1002(2).

The North Carolina Department of Transportation (NCDOT) is conducting planning studies for the above-referenced project. Please find attached two copies of the Historic Architectural Resources Survey Report, which meets the guidelines for survey procedures for NCDOT and the National Park Service. This report concludes that in the Area of Potential Effects (APE):

- **John Berry-Baldwin House (Property #1) is eligible for the National Register.**

Please review the survey report and provide us with your comments. If you have any questions concerning the accompanying information, please contact Richard Silverman, Historic Architecture Section, (919) 715-1618

Sincerely,

Mary Pope Furr, Supervisor
Historic Architecture Section
Office of Human Environment

RECEIVED

FEB 17 2004
MPP/HIS

Attachment

cc: L. Gail Grimes, P.E., Consultant Coordination Manager, PDEA
cc (w/ attachment): John F. Sullivan, III, Division Administrator, Federal Highway Administration

MAILING ADDRESS:
NC DEPARTMENT OF TRANSPORTATION
OFFICE OF HUMAN ENVIRONMENT
1583 MAIL SERVICE CENTER
RALEIGH NC 27699-1583

TELEPHONE: 919-715-1500
FAX: 919-715-1522

WEBSITE: WWW.NCDOT.ORG

LOCATION:
PARKER LINCOLN BUILDING
2728 CAPITAL BOULEVARD, SUITE 168
RALEIGH, NC 27604

HISTORIC ARCHITECTURAL RESOURCES SURVEY REPORT

TIP# B-4216

**REPLACE BRIDGE NO. 66 ON SR 1002
OVER STROUDS CREEK
ORANGE COUNTY**

**STATE PROJECT NO. 8.2502201
FEDERAL AID NO. BRSTP-1002(2)
WBS# 33562.1.1**



**NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
REPORT PREPARED BY:
RICHARD L. SILVERMAN
FEBRUARY, 2004**

Richard L. Silverman

02-04-2004

Principal Investigator
Historic Architecture Section
North Carolina Department of Transportation

Date

Mary Pope Furr

4 February 2004

Mary Pope Furr, Supervisor
Historic Architecture Section
North Carolina Department of Transportation

Date

**REPLACE BRIDGE NO. 66 ON SR 1002 OVER STROUDS CREEK
ORANGE COUNTY, NC
TIP No. B-4216**

PROJECT DESCRIPTION

The North Carolina Department of Transportation (NCDOT) TIP project number B-4216 proposes to replace Bridge No. 66 on SR 1002 over Strouds Creek in Orange County with a new structure (see sheet VIC-1, p. 4). Bridge No. 66 is a two-lane timber and steel structure built in 1953.

There is one alternative under consideration for this project. This alternative will replace the existing bridge with a new bridge at its approximate existing location and at approximately the same roadway elevation as the existing bridge. During construction, traffic will be maintained off-site on existing roads.

The funding is being provided by the Federal Highway Bridge Replacement & Rehabilitation Program. The Area of Potential Effects (APE) for historic architectural resources was delineated by a NCDOT staff architectural historian and reviewed in the field on 22 January 2004 (see sheet HR-1, p. 6).

PURPOSE OF SURVEY AND REPORT

NCDOT conducted a survey and compiled this report in order to identify historic architectural resources located within the APE as part of the environmental studies performed by NCDOT and documented by a Categorical Exclusion (CE). This report is prepared as a technical addendum to the CE and as part of the documentation of compliance with the National Environmental Policy Act (NEPA) of 1969 and the National Historic Preservation Act (NHPA) of 1966, as amended. Section 106 of the NHPA requires federal agencies to take into account the effects of their undertakings (federally funded, licensed, or permitted projects) on properties listed in or eligible for the National Register of Historic Places, and to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. This report is on file at NCDOT and available for review by the public.

METHODOLOGY

NCDOT conducted the survey and prepared this report in accordance with the provisions of FHWA Technical Advisory T 6640.8A (Guidance for Preparing and Processing Environmental and Section 4(f) Documents); the Secretary of the Interior's Standards and Guidelines for Archaeological and Historic Preservation (48 FR 44716); 36 CFR Part 800; 36 CFR Part 60; and Survey Procedures and Report Guidelines for Historic Architectural Resources by NCDOT. This survey and report meet the guidelines of NCDOT and the National Park Service.

NCDOT conducted an intensive survey with the following goals: (1) to determine the APE, defined as the geographic area or areas within which a project may cause changes in the character or use of historic properties, if any such properties exist; (2) to identify all significant resources within the APE; and (3) to evaluate these resources according to the National Register of Historic Places criteria.

The survey methodology consisted of a field survey and background research on the project area. A NCDOT staff architectural historian conducted a field survey on 21 October 2003 by car and on foot. All structures over fifty years of age in the APE were photographed and keyed to a historic architectural resources survey map (See sheet HR-1, p. 9). Background research regarding tax parcels was conducted via Orange County Geographic Information Systems (GIS). Manuscript research was conducted in Chapel Hill at the University of North Carolina, Southern Historical Collection. Other research was conducted in Raleigh at the North Carolina Historic Preservation Office and the North Carolina State Library & Archives.

As part of the fieldwork and research conducted on site, NCDOT staff also consulted with the following individuals at the B-4216 project location: Laura Baldwin, present owner of the John-Berry Baldwin House (Sunnyside), Sarah McBride, Environmental Review Specialist with NC Historic Preservation Office (NC HPO), and Mitch Wilds, Senior Restoration Specialist with NC HPO.

HISTORIC ARCHITECTURAL RESOURCES SUMMARY

The APE for historic architectural resources was delineated by a NCDOT staff architectural historian and reviewed in the field. The APE boundary is shown on sheet HR-1, page 6. Three properties with structures appearing over fifty years of age were identified in the APE as part of the NCDOT Historic Architectural Resources Survey for the B-4216 project: #1 – John Berry-Baldwin House; #2 -House; #3 - Bridge No. 66. Current property designations are noted below:

PROPERTIES LISTED IN THE NATIONAL REGISTER

- -NONE-

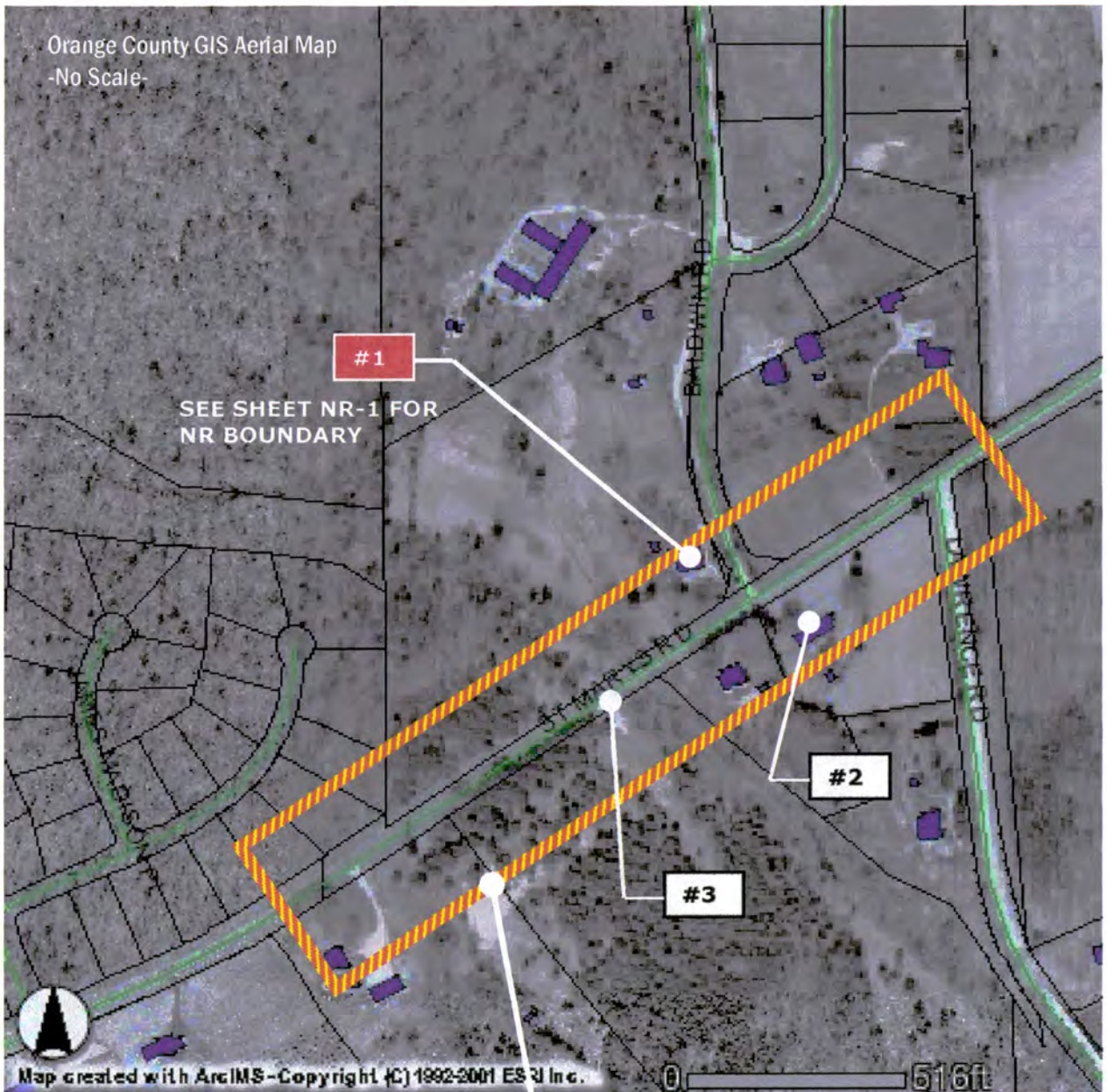
PROPERTIES EVALUATED BY NCDOT & CONSIDERED ELIGIBLE FOR THE NATIONAL REGISTER

- Property #1 - John Berry-Baldwin House (Sunnyside)
Evaluated in depth in this report
Entered into the NC Study List 10-14-1993

PROPERTIES ELIGIBLE UNDER CRITERION G

- -NONE-

Orange County GIS Aerial Map
-No Scale-



- #1 Eligible for the National Register
- #2 Not Eligible
- #3 Not Eligible

Area of Potential Effects
Shown As:



NCDOT Historic Architecture
1583 Mail Service Center
Raleigh, NC 27699-1583

T 919-715-1333
F 919-715-1501
www.ncdot.org

Project
**Replace Bridge No. 66
on SR 1002 (St. Mary's Rd.)
Orange County**

Sheet Title
**Historic Architectural
Resources Survey Map**

Drawn By:
Silverman

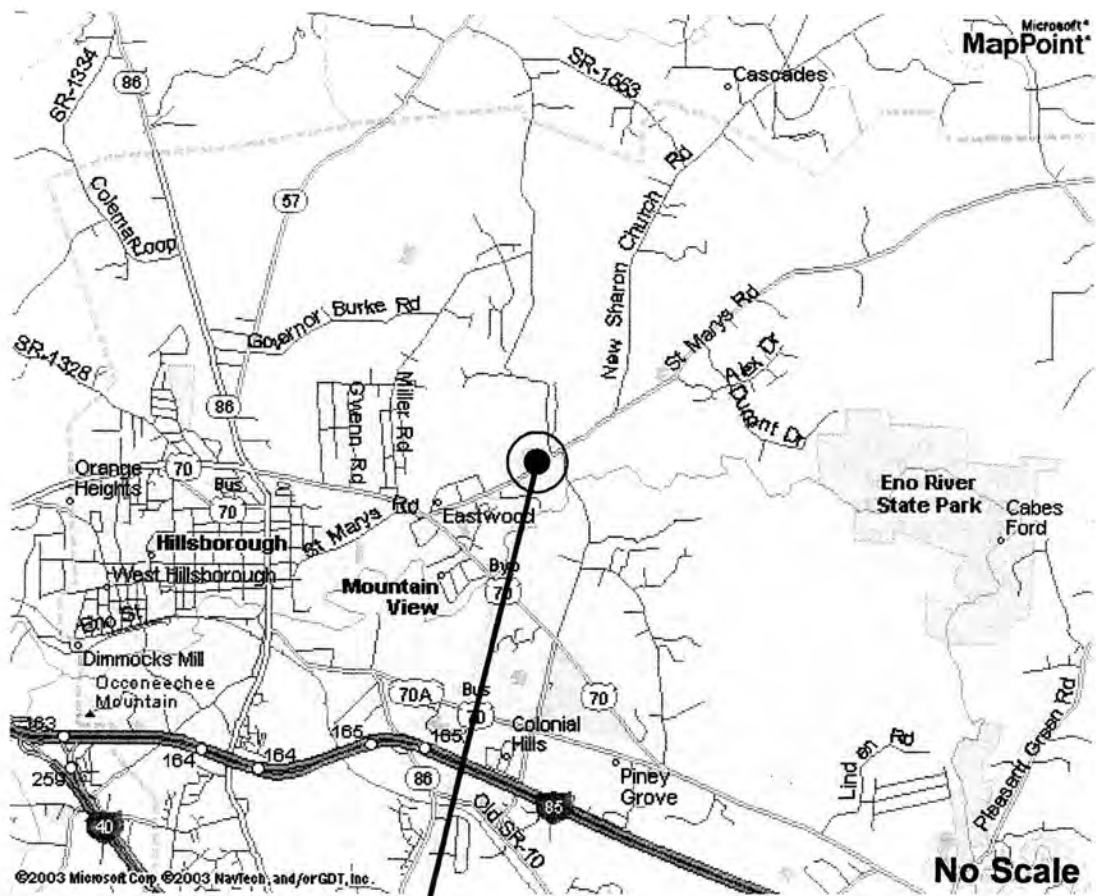
Issue Date:
02-01-04

File Name:
HR_1.ppt

TIP No.
B-4216

Scale
NTS

Sheet No.
HR-1



Project Location



NCDOT Historic Architecture
1583 Mail Service Center
Raleigh, NC 27699-1583

T 919-715-1333
F 919-715-1501
www.ncdot.org

Project
**Replace Bridge No. 66
on SR 1002 (St. Mary's Rd.)
Orange County**

Sheet Title
Project Vicinity Map

Drawn By:
Silverman

Issue Date:
02-01-04

File Name:
vic-1.ppt

TIP No.
B-4216

Scale
NTS

Sheet No.
VIC-1

***PROPERTY INVENTORY AND EVALUATIONS:
PROPERTIES EVALUATED AND CONSIDERED ELIGIBLE FOR THE NATIONAL REGISTER***

Identification

John Berry-Baldwin House (Sunnyside)

Location

Northwest corner of intersection of SR 1002 (St. Mary's Road)
and SR 1554 (Baldwin Rd), Hillsborough vicinity

Historic Abstract

Two significant persons in North Carolina history have lived at Sunnyside. The first was the noted builder-architect John Berry. He purchased an existing country house on St. Mary's Road, approximately two miles northeast of Hillsborough. In 1845, Berry enlarged and remodeled the house, which today is known as Sunnyside.¹ In the history of North Carolina architecture John Berry is regarded as a significant builder-architect who designed numerous important civic, religious, educational, and residential buildings. His most important work is perhaps the Orange County Courthouse (1845), a brick-constructed Greek Revival building that still stands in downtown Hillsborough. Berry also constructed Smith Hall (Playmakers Theater) at the University of North Carolina according to plans drawn by New York architect A.J. Davis. While Berry began his career as a brickmason, his knowledge of architectural design benefited from contact and association with the works of professional architects. Adding to that, Berry also maintained a collection of architectural pattern books which assisted him in producing designs in the Federal and Greek Revival architectural styles of the early-to-mid 19th century.

Sunnyside is also the childhood home of Harriet Morehead Berry², who is regarded as one of the most important women in 20th century North Carolina history. Her intensive statewide lobbying resulted in the creation of the State Highway Commission in 1921, and thus she is regarded as the "Mother of Good Roads." Berry's efforts led to the development of the modern state highway system in North Carolina.

Harriet did not live at Sunnyside during the "productive" period of her life. The professional accomplishments for which she is recognized were attained while Harriet maintained a residence in Chapel Hill. We also know from family histories that Harriet's birthplace was not Sunnyside but Twin Chimneys, a prominent historic home located on

¹ "John Berry-Baldwin House (Sunnyside)." Survey Files, NC Historic Preservation Office, Department of Cultural Resources, Raleigh, NC.

² Harriet was John Berry's granddaughter.

King Street in downtown Hillsborough.³ Sunnyside is not being considered for National Register eligibility based on the legacy of Harriet Morehead Berry because the house is not affiliated with the period of Harriet's professional accomplishments. This is not to say that Harriet Berry's accomplishments are valued less than John Berry's. Rather, Harriet's professional accomplishments with respect to the Good Roads Movement are not historically associated with her childhood home, Sunnyside. A biographical abstract of Harriet Morehead Berry is included in Appendix B, this report, for reference.

John Berry: 19th Century Builder-Architect

Many of the earliest building designers in North Carolina were not professionally trained architects but were amateur builder-architects or builder-designers. Most of these builders were house joiners, carpenters, and bricklayers who conveyed the traditions of their immediate environment. Hillsborough native John Berry (1798-1870) was an important builder-architect who remained active in the building trades throughout his life, and many buildings in the central Piedmont can firmly be attributed to him.⁴

Berry seems to have entered the building trades as an apprentice to Hillsborough master brick builder Samuel Hancock. Working initially as a brickmason, Berry went from assisting Hancock to becoming the builder-architect of impressive college, church and civic buildings, including three antebellum county courthouses located in the Piedmont. Though Berry was not formally educated in architecture, he may have been introduced to architecture by acquaintance with Francis Lester Hawkes, the grandson of John Hawkes, the architect of Tryon Palace. Francis Hawkes moved to Hillsborough in 1824, and it is said that Hawkes introduced Berry to architecture through his collection of pattern books.⁵

In the early 19th century, during the birth of the architectural profession in America, architectural pattern books served as the only source for architectural education for most builder-architects. Pattern books contained basic designs and practical instruction on the construction of elementary structural and geometric forms. But, more importantly, they spread the vernacular interpretation of the Federal and Greek Revival styles to North Carolina, where builder-architects like Berry practiced. Berry is known to have possessed the following architectural pattern books: Asher Benjamin's *The Practice of Architecture*, *The Practical House Carpenter*, and *The American Builders Companion*, as well as Owen Biddle's *Young Carpenter's Assistant*.⁶

Whatever his immediate background, Berry was already active as a brick mason in the 1810s, having assisted Hancock with the Presbyterian Church (1815-16) on the corner of Tryon and Churton Streets in Hillsborough.⁷ By the 1820s, Berry's work illustrated the

³ Harriet Morehead Berry Papers (#2559). Chapel Hill: Southern Historical Collection, Manuscripts Department, Library of the University of North Carolina at Chapel Hill. Twin Chimneys is still standing.

⁴ Henry S. Stroupe. "John Berry, Builder of the First College." *Wake Forest Magazine*. February, 1965; Strope cites Eva Ingersoll Gatling, "John Berry of Hillsboro, North Carolina." *Journal of the Society of Architectural Historians*, Vol. X, No. 1.

⁵ Ibid.

⁶ Ibid.

⁷ Bishir, Catherine W Bishir and Michael T. Southern. *A Guide to the Architecture of Piedmont North Carolina*. (Chapel Hill: University of North Carolina Press, 2003), p. 222.

influence and popularity of more sophisticated architectural design approaches. The first was Berry's use of Federal style that became popular in North Carolina in the late 18th century and persisted into the early 19th century. Federal period detailing, often light and graceful in appearance, could be easily incorporated by builder-architects when they remodeled an existing building. Federal period design was also suitable for patrons who had the means to commission new works of architecture. Berry's knowledge of Federal architecture almost absolutely benefited from a familiarity with the Hillsborough designs of architect William Nichols. In 1823, a Nichols design for the brick-constructed Eagle Lodge (1823) in Hillsborough is considered to have been built by Berry and Hancock.⁸

Beyond Federal design, Berry is also considered a significant builder of Greek Revival and Gothic Revival buildings in antebellum North Carolina. In the mid-1820s, William Nichols also provided the design for the St. Matthew's Episcopal Church on St. Mary's Road in Hillsborough. With knowledge of the Gothic Revival, Berry could be found later in the decade in Salisbury, building St. Luke's Episcopal Church (1827-28) which is similar in appearance to St. Matthew's (1824).⁹ From the 2nd quarter of the 19th century, churches in particular began to see the influence of the Gothic Revival style, which became an emerging alternative design approach to the sometimes overly imposing Greek Revival. By the mid-19th century, the Gothic Revival was supported by clergymen as economical to build and excellent examples of ecclesiastical architecture. Gothic Revival was also an exuberant design approach that promoted a romanticized mode of architecture that in North Carolina appealed to well-to-do clients.

Berry's reputation for successfully executing important institutional structures opened the door to additional civic projects. In 1824, Berry built the Person County Courthouse in Roxboro as well as the Caswell County Courthouse (1831-1833) in Yanceyville. The Milton Presbyterian Church, built during the same time period in the same county, is also thought to be the work of Berry.¹⁰ While Berry became a noted builder of civic and church buildings, he continued with the construction of smaller scale projects, such as private homes. During the 1830s Hillsborough was not experiencing the prosperity it had once seen in the late 18th century. Nevertheless, the town's reputation for cultural and architectural expression continued to be unrivaled by North Carolina towns comparable in size. Berry completed the brickwork at Burnside, a house located at the end of East Margaret Lane in Hillsborough.¹¹ Another house project brought Berry to Wake County where he built the South Brick House at Wake Forest College. He also constructed a second house as well as the main college building in 1837.¹² At Wake Forest, Berry did not provide the architectural plans. However, Berry succeeded in mastering the construction of a large-scale college project.

Into the 1840s, Berry is known to have worked on several other houses in Hillsborough, with the bulk of the work comprising enlargements and remodeling. The ca. 1800 Ruffin-Snipes House, 320 W. King St. in Hillsborough, illustrates work completed in the

⁸ Ibid, 220.

⁹ Ibid, 224, 428.

¹⁰ Ibid, 175, 180, 184.

¹¹ Ibid, 224.

¹² Kelly, A. Lally. *The Historic Architecture of Wake County, North Carolina*. (Raleigh: Wake County Government, 1994), 261.

1840s that is attributed to Berry. At some point in the mid-19th century, Sans Souci, near East Corbin Street in Hillsborough, was expanded by Berry.¹³ Then, around 1845, Berry had acquired an existing house on St. Mary's Road, outside of Hillsborough. This would become his family's residence. Known as Sunnyside, the house received a major reworking and expansion by Berry that is illustrative of Berry's competent grasp of pattern book architectural detailing.

During the second quarter of the 19th century, Federal period design was slowly being superseded by the Greek Revival, another Classical movement. The Greek Revival became the new national style, ever present on public buildings such as churches, schools, and government buildings. By the 1830s, with training in brick masonry, familiarity with pattern books, and association with noted architects, Berry was in command of his craft. The 1840s proved to be a productive decade for Berry, as several significant projects came his way. With his successful completions of courthouses in Person and Caswell counties, in the 1820s and 1830s respectively, Berry was awarded the design and construction for the Orange County Courthouse in Hillsborough.¹⁴ The courthouse's Greek Revival Doric portico, masterful brickwork, and graceful interior pattern book-inspired woodwork survives today as perhaps the greatest achievement for John Berry as builder-architect.

Following the completion of the Orange County Courthouse, Berry initiated work on the expansion of Burwell School, 319 Churton Street in Hillsborough, adding the north wing in 1848-1849. Given his experience with school building, and more importantly with his completed work at Wake Forest College, Berry seemed a likely candidate for the construction of Smith Hall (Playmakers Theater) at the University of North Carolina, a design provided by New York architect Alexander Jackson Davis. Berry's reputation as a competent builder-architect of important civic buildings led to more institutional work. In 1855 Berry was responsible for the design of the Oxford Orphanage (1855-1858) in Granville County. At the end of the 1850s, we find Berry again working in the Hillsborough area, as the small Gothic Revival Old St. Mary's Episcopal Church (1858-1859) near Caldwell, is attributed to the builder-architect. The design and construction of the Methodist Church (1859-1860) on Tryon Street in Hillsborough is also credited to Berry. At the First Baptist Church (1860-70) on the corner of Wake and West King Streets, Berry, along with the builder D. Kistler, followed the designs of architect William Percival. On the eve of the Civil War, Berry, along with builder Henry Richards, completed the design of Columbia, South Carolina architect John A. Kay's military Gothic-styled Commandants House (1859-1860), still standing in West Hillsborough.¹⁵

Apart from his esteemed career as builder-architect, Berry was a Town Commissioner in Hillsborough, serving in 1847. Beginning in 1848, Berry was elected to the State Senate where he served five terms. During the Civil War, Berry was a member of the North

¹³ Historic Hillsborough, "Historic Buildings and Sites in and around Hillsborough."

¹⁴ Bishir and Southern, 220.

¹⁵ Ibid; though the main college building no longer stands.

Carolina House of Commons, serving as an elected official during Civil War. In the aftermath of the war, Berry returned to his building practice.¹⁶

In the winter of 1870, Berry was working on a commercial building in Hillsborough. Conducting this work during the winter season may have contributed to the decline of his health. Berry died January 11, 1870.¹⁷ The legacy of the builder-architect's esteemed career is best represented by his elevation of architectural design standards in the Piedmont region of the state. Here, Berry infused the common building traditions of the day with design principles derived from both practicing architects as well as from architectural pattern books. Combined with the experiences from his decades of building practice, Berry has left the Piedmont region a remarkable legacy of 19th century architecture.

Description: John Berry- Baldwin House (Sunnyside)

House Exterior (Photos 1.1 – 1.7)

Sitting at the top of a small rise overlooking Strouds Creek on St. Mary's Road, Sunnyside is a double-pile, center-hall plan house with paired chimneys constructed on the gable ends. The chimneys on the southwest end are interior end, while on the opposite side, the configuration is exterior end, revealing the five course American brick bond as well as the stepped shoulder brickwork of John Berry. Prominent exterior end chimneys on double-pile houses of the late 18th to mid 19th century houses are commonly seen in the Hillsborough environs.

The rhythm of the five bay façade is consistent with the 19th century appearance of the house. However, it is obvious that the mid-20th century Mt. Vernon-inspired double-height "flat-top" portico has recast the image of the house. Mt. Vernon-inspired porticoes were a common alterations for houses of this type because the work could be done with little technical challenge. Additionally, a Mt. Vernon portico provided a dramatic image overhaul for a house at relatively little expense. Originally, it is likely that John Berry built a single-story low pitched, hipped roof or shed roof porch that spanned part or all of the façade. This porch form is commonly found on two story, single-pile and double-pile gable roof houses in Hillsborough.

In addition to the portico alteration, other significant changes to the house have occurred during the 3rd quarter 20th century. This includes the replacement of the wood siding with newer beaded wood siding as well as the replacement of windows. Today the windows lack exterior trim board surrounds and sills, making the openings appear as if they were "cut out". A semicircular window on the southwest gable end has been retained, though the rectangular windows below it are replacements as well. The southwest gable end has received a pair of additions that date to the 1940s and 1970s. This part of the house accommodates a kitchen. The majority of the mid-20th century alterations and additions do not overtly affect the overall building massing nor do they obscure the fundamental

¹⁶ Stroupe.

¹⁷ Stroupe.

double-pile form. Many of the exterior changes, such as the portico, siding, windows, and eave treatments, appear to be feasibly reversible should a future restoration ever be considered.

House Interior (Photos 1.12 – 1.27)

Importantly, the interior of the house survives with a remarkable degree of integrity, especially with respect to interior woodwork and finishes. The center hall is continuously sheathed in a recessed panel, pattern-book inspired wainscot that is capped by a chair rail. A large staircase, with applied wooden bracket details, is also derived from architectural pattern book sources. The woodwork that survives is intact, with the exception of the original balustrade which may have been replaced in the final quarter 19th century with the current dark finish, turned work. While not likely present during John Berry's lifetime, the introduction of this railing helps to illustrate the historic evolution of the house. Impressive wood mantels adorn each of the four large first story rooms, the most elaborate of which is found in the southeastern quadrant of the house. This finely crafted Greek Ionic mantel features a graceful, attenuated triglyph supporting a cornice with a wide projection. On the west side of the house, windows on the gable end are framed by recessed nooks framed by large, arcuated openings crowned by molded wood keystones.

On the second story, the wide center hall may have once been divided into two separate rooms, as is evidenced by an apparent rejoining of the chair rail. The wainscoting is similar to what is seen on the main floor. Though many of the doors in the house are mid-19th century, it is possible that some were obtained from other houses. A door opening to the center hall is a good example of what appears to be an original door. It is a four panel door with a wide style and shallow raised panels. As is the case on the first floor, the second floor rooms also are adorned with mid-19th century wood mantels.

Based on an assessment of the interior of the house, including the attic and basement levels, it appears that the house may have originally been a side hall plan. When John Berry acquired the house in the 1840s, this plan may have been enlarged on the southwest side to create the present center hall plan. During John Berry's period of ownership from the 1845 to 1870, the house may have received the fine interior detailing that is still seen to this day.

Well House (Photos 1.8)

The well house is a frame, gable-roofed structure with plain square posts. It appears to have been built in the 2nd quarter of the 20th century with later alterations.

Smoke House (Photos 1.10-1.11)

Though the original doors are missing, the five course American brick bond smoke house is an excellent surviving example of its type. The structure is consistent with the early construction of Sunnyside by John Berry. The gable roof structure rests on a brick corbelled cornice.

Chicken Coop (Photos 1.9)

This light frame structure appears to have been built during the 2nd or 3rd quarter 20th century.

Brick Dog House

Though the structure is from the 1970s, it is not intrusive in feel.

Integrity Assessment: John Berry- Baldwin House (Sunnyside)

Integrity is the ability of a property to convey its significance. To be eligible for listing in the National Register, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The National Register criteria recognizes aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most of the aspects.

Based on two site visits, including an inspection of the interior and exterior of the house, it appears that the essential architectural features that are necessary to convey the historic significance of the house are present. Importantly, Sunnyside is located on its original site. The physical environment of the property, or the setting, is largely consistent with its 19th century feeling. To this day, the relationship of the house to its surrounding features and open space is not significantly altered. While extensive, newly introduced landscaping is not representative of John Berry's period of ownership, the overall effect of modern landscaping does not significantly diminish the overall quality of the historic setting.

Within the house, the original organization of spaces is clearly retained. Interior spaces on both the first and second floors are organized according to John Berry's double-pile, center hall floorplan. On both levels, floorplans earnestly convey the specific historic significance of the house as well as the general historic sense of the 19th century. This feeling derives not only from the presence of the interior plan arrangement but also the high quality interior finishes that evoke the property's historic character. In addition, the proportion and scale of room sizes, ceiling heights, and the vast majority of interior finishes are retained according to the 19th century design that John Berry would have seen.

While some mid-20th century structural elements have been introduced in the basement as more extensively so in the attic, the overall exterior massing is not affected by these changes. The building has not been raised, nor has the roof pitch been lowered. While the interior of the house retains its 19th century ornamentation, the exterior reflects derivative (or "builders") mid-20th century Colonial Revival-style detailing. Despite these alterations, the *essential* features that are vital to the property are still in place; therefore, the identity for which Sunnyside is significant is retained.

National Register Criteria Assessment

For purposes of compliance with Section 106 of the National Historic Preservation Act (NHPA), Sunnyside is considered **eligible** for the National Register of Historic Places under Criterion B for its 19th century builder-architect John Berry and Criterion C for its architecture.

Sunnyside, Orange County, NC, is **not eligible** for the National Register under Criterion A (Event). *To be eligible under Criterion A the property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or a nation. Furthermore, the property must have existed at the time and be documented to be associated with the events. Finally, the property's specific association must be important as well.*¹⁸ There are no significant events associated with Sunnyside that possess National Register significance.

Sunnyside is **eligible** for the National Register under Criterion B (Person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e., individuals whose activities are demonstrably important within a local, state, or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance; and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class or social or ethnic group.*¹⁹ Sunnyside is the home of builder-architect, Hillsborough Town Commissioner, and North Carolina State Senator John Berry. Berry constructed numerous significant structures in North Carolina during the 19th century, including his masterpiece, the Orange County Courthouse. John Berry contributed in no small way to the shaping of important civic, religious, educational institutions in the Piedmont region of the state. In addition he served in significant positions within important public and private institutions that he in many ways helped shape and build. Sunnyside is the 19th century residence the builder-architect enlarged and built for his family. Berry lived at Sunnyside during the time of his productive life.²⁰

¹⁸ National Park Service, *National Register Bulletin 15* (Washington, D.C.: Department of the Interior, 991), p. 12.

¹⁹ *Ibid.*, p. 15.

²⁰ Sunnyside is also the childhood home of Harriet Morehead Berry (1877-1940). She lived at the house from age six until 1892, when she left to attend college in Greensboro. In 1902, Harriet Berry moved to Chapel Hill, at which time her family left Sunnyside and moved in with her. For a property to be eligible under Criterion B (Person), it should be associated with the person's productive life, reflecting the time period when she achieved significance. Harriet Berry's life at Sunnyside pre-dates the period in which she made significant accomplishments. Her work with the North Carolina Good Roads Association began after she had left Sunnyside. Specifically, Berry did not become the leader of the Good Roads Association until World War I, when she took over the duties of Joseph Hyde Pratt, who was serving in the army. The height of her achievements occurred during the period 1919-1921, when her efforts led to the creation of the State Highway Commission. See Appendix B, this report, for a biographical description.

Sunnyside is **eligible** for the National Register under Criterion C (Design/Construction) for its architectural significance. *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components may lack individual distinction.*²¹ Sunnyside, acquired and enlarged by John Berry, beginning in 1845, survives as an extremely rare example of a house designed by and for a builder-architect. Berry's center hall, double-pile gable roof house is adorned with substantially intact pattern book-inspired interior architectural elements and detailing. On the exterior, Sunnyside's chimneys and smoke house feature the original brickwork of John Berry, who was trained in Hillsborough as a brick mason. Today, there are few surviving 19th century houses that builder-architects designed for themselves. While Sunnyside has experienced 20th century exterior alterations, the property retains many essential 19th century features, especially on the interior, that qualify it for National Register eligibility under Criterion C.

Sunnyside, is not eligible for the National Register under Criterion D (Potential to Yield Information). For a property to be eligible under Criterion D, it must meet two requirements: *1) the property must have, or have had, information to contribute to our understanding of human history or prehistory, and 2) the information must be considered important.*²² Sunnyside is not likely to yield any new information pertaining to the history of building design or technology. The structure and design of the house and outbuildings are not considered highly significant within the context of building technology.

National Register Boundary

See sheet NR-1, this report

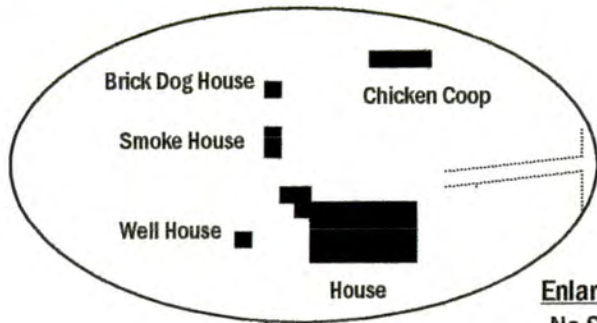
National Register Boundary Justification

The National Register boundary for the John Berry-Baldwin House has been drawn according to the guidelines of National Register bulletin 21, *Defining Boundaries for National Register Properties*. The boundary is drawn to include all known historic resources associated with the John Berry-Baldwin House. The National Register boundary is delineated on Sheet NR-1, this report.

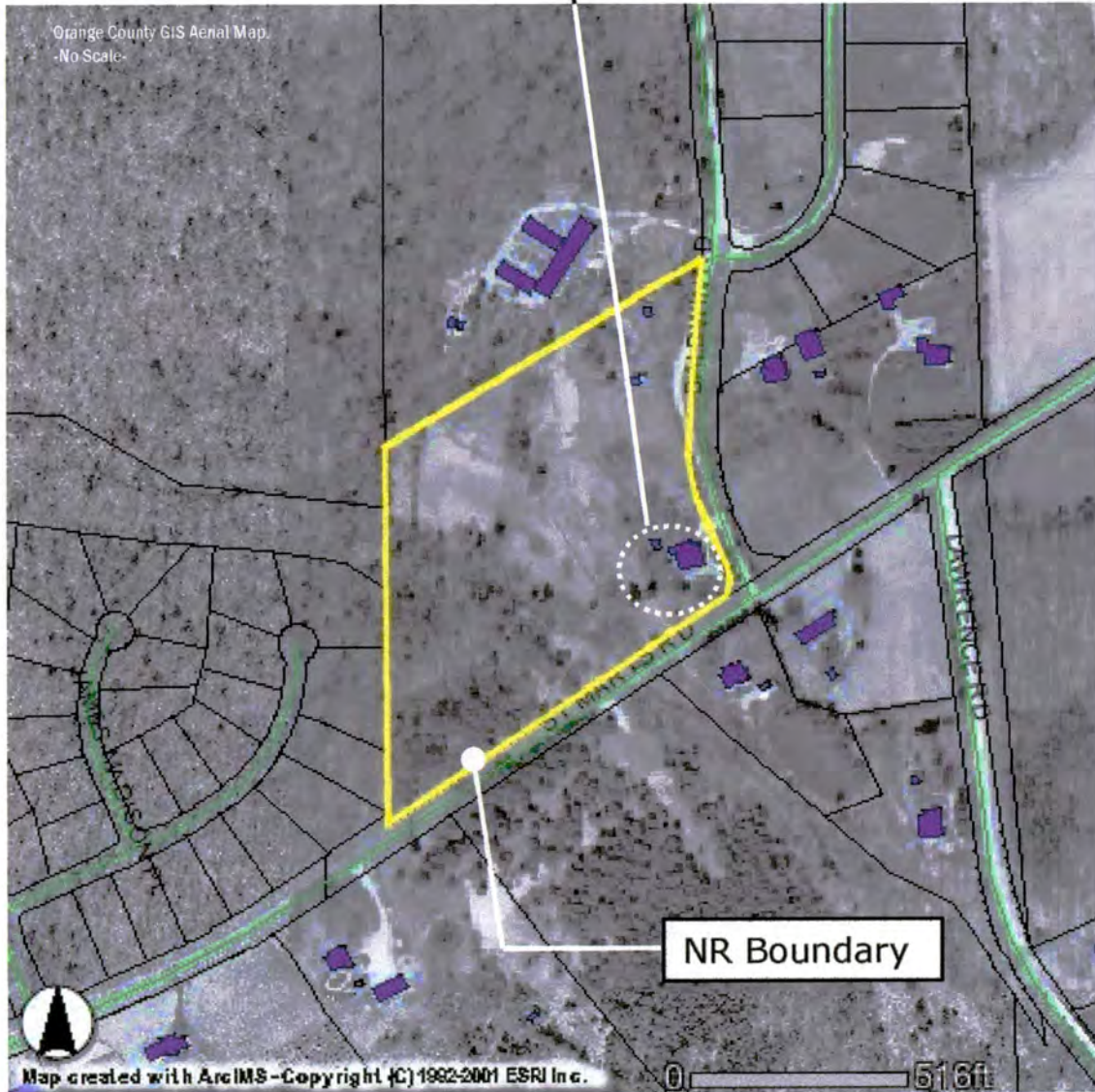
Note: the NR boundary follows the existing R/W on SR 1002 (St. Mary's Road) and existing R/W on SR 1554 (Baldwin Road).

²¹ *Ibid.*, p. 17.

²² *Ibid.*, p. 21.



Enlarged Site Diagram
 -No Scale-



NCDOT Historic Architecture
 1583 Mail Service Center
 Raleigh, NC 27699-1583

T 919-715-1333
 F 919-715-1501
 www.ncdot.org

Project
**Replace Bridge No. 66
 on SR 1002 (St. Mary's Rd.)
 Orange County**

Sheet Title
**John Berry-Baldwin House
 National Register Boundary**

Drawn By:
Silverman

Issue Date:
 02-01-04

File Name:
 NR_1.ppt

TIP No.
B-4216

Scale
NTS

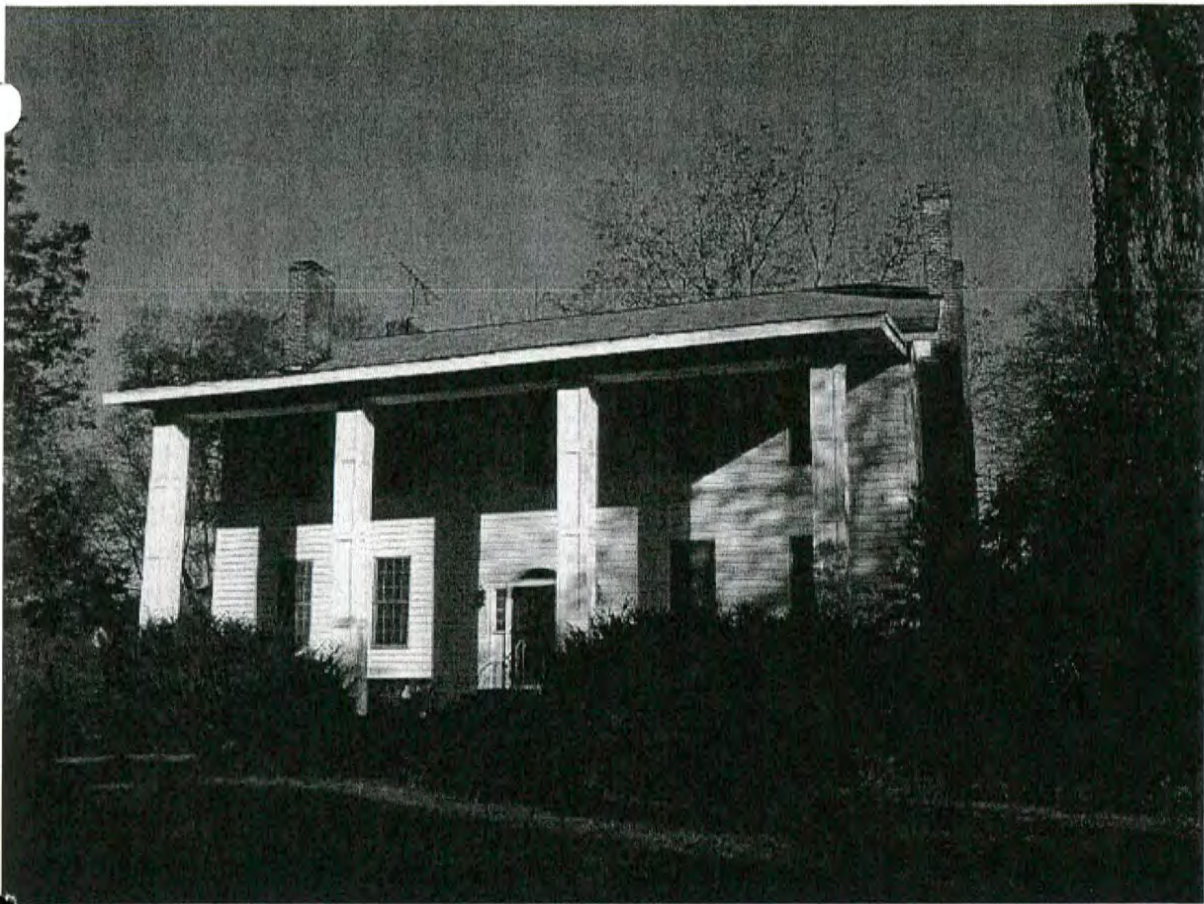
Sheet No.
NR-1



1.1
View of
Bridge and
Sunnyside
Beyond



1.2
View of
Bridge
from
Sunnyside
property



1.3
Sunnyside:
Facade



1.4
Sunnyside:
Façade and
side
additions



1.5
Side and
Rear
Elevations



1.6
Rear
Elevation



1.7
Side Elevation with
end chimneys



1.8
Well House



1.9
Chicken
House



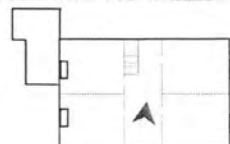
1.10
Smokehouse



1.11
Rear of
Smokehouse

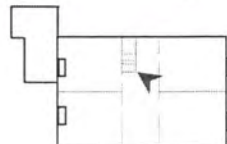


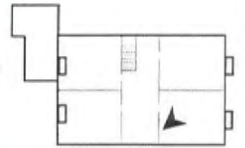
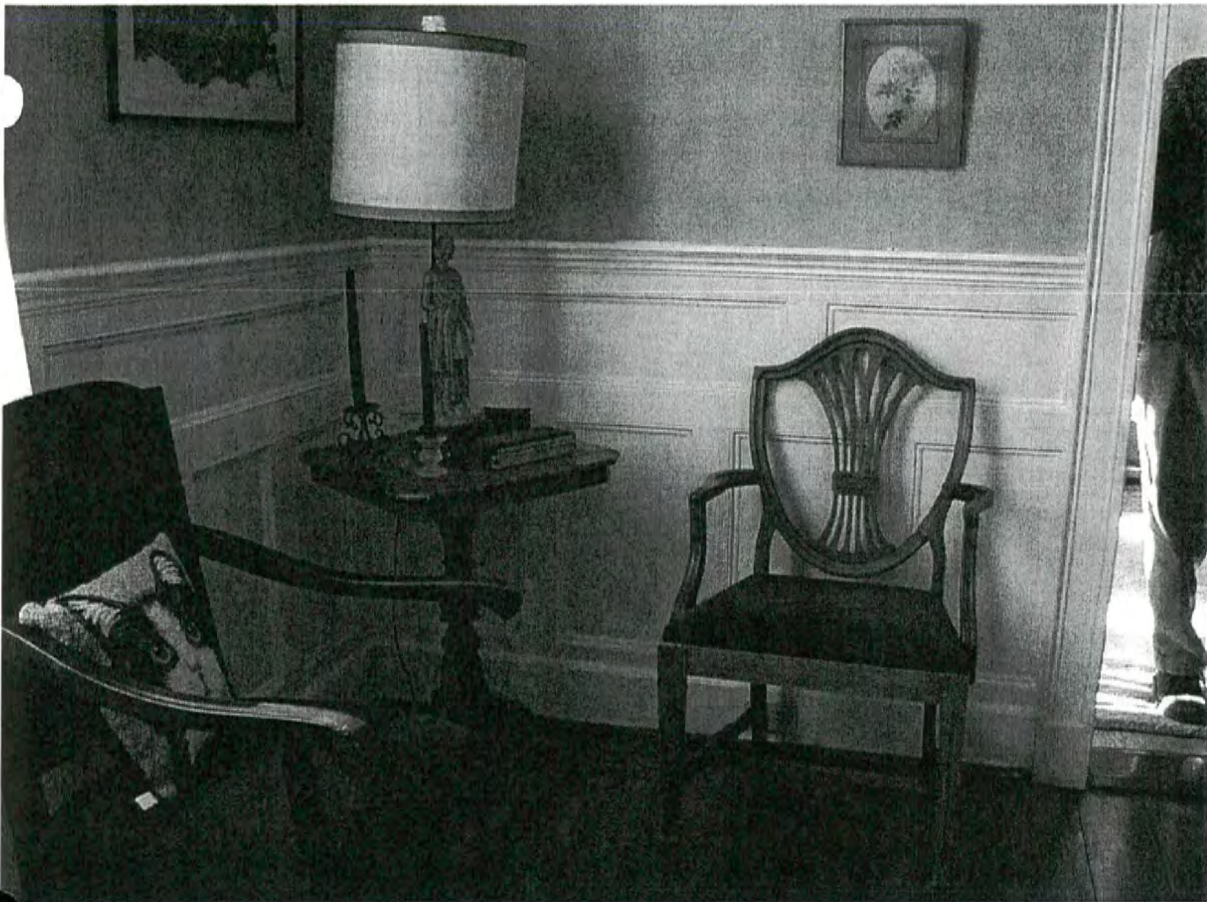
1.12
First Floor:
Center Hall with staircase



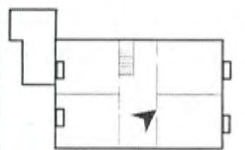


1.13
First Floor:
Staircase detail





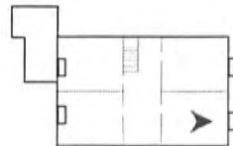
1.14
First Floor:
Interior
Paneling

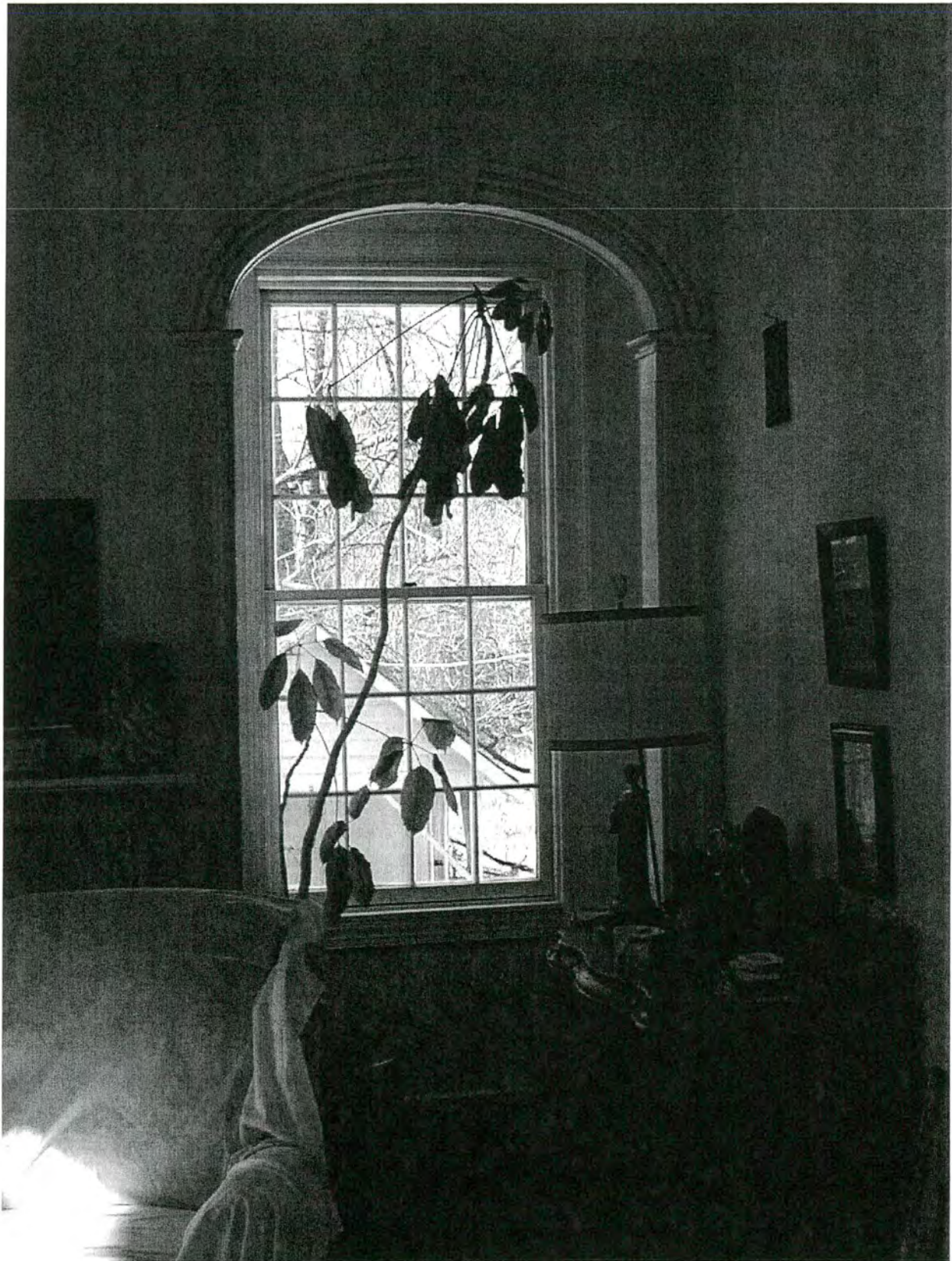


1.15
First Floor
Interior
Detail

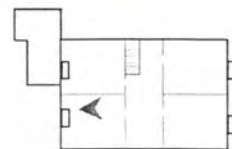


1.16
First Floor:
View of
Mantel





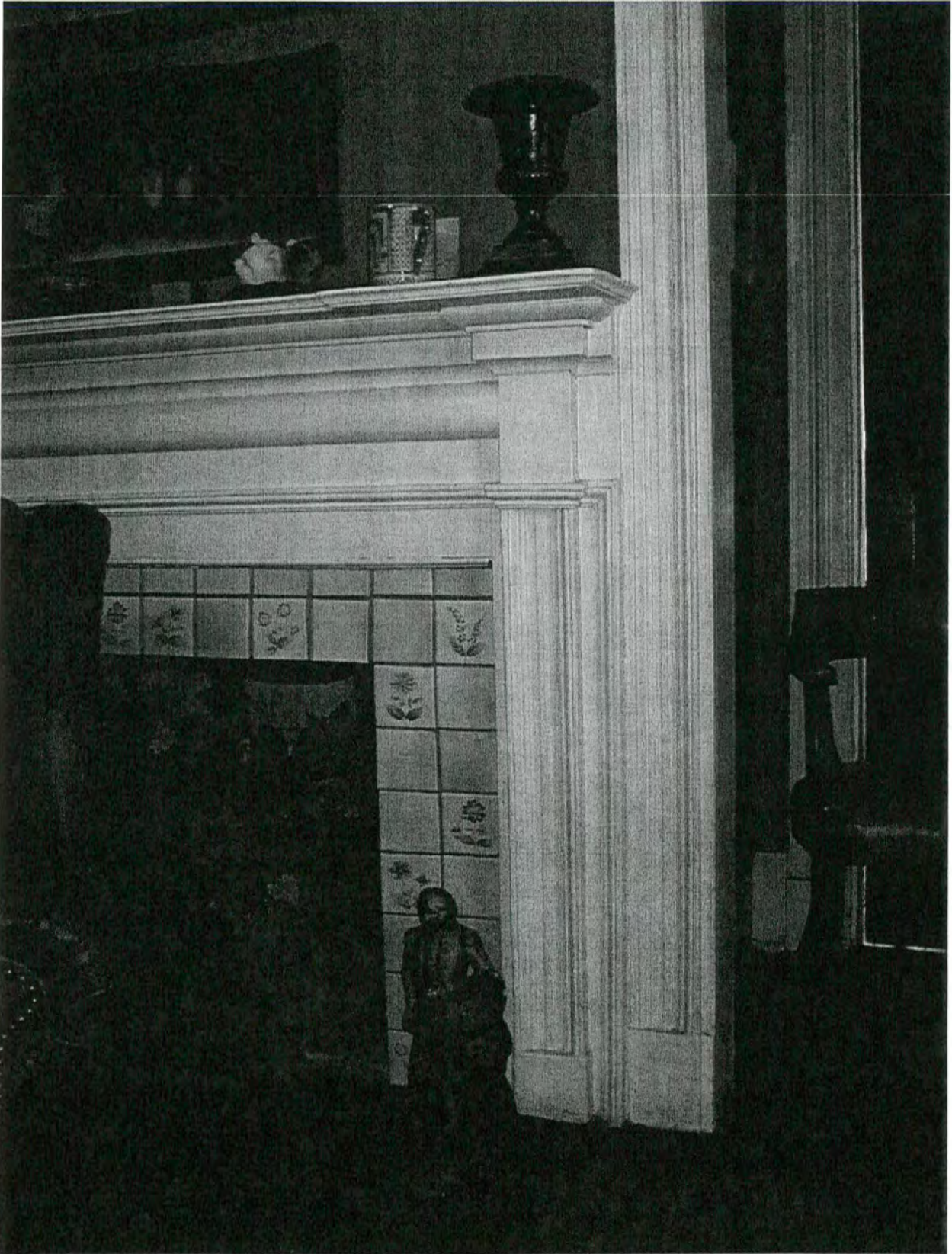
1.17
First Floor:
View of Arched Opening



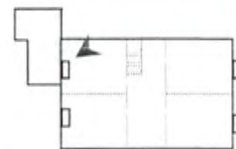


1.18
First Floor:
View of Arched Opening





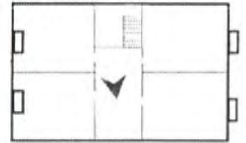
1.19
First Floor:
Mantel Detail





1.20
Second Floor:
View of Door





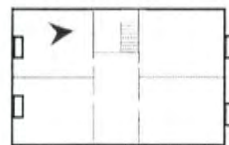
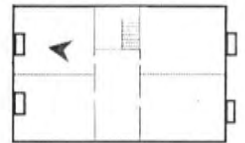
1.21
Second
Floor:
Center Hall



1.22
Second
Floor:
Center Hall



1.23
Second
Floor:
View of
Mantel



1.24
Second
Floor:
Stair up to
Attic Story

BIBLIOGRAPHY

- Bishir, Catherine W. and Michael T. Southern. **A Guide to the Architecture of Piedmont North Carolina.** Chapel Hill: University of North Carolina Press, 2003.
- Gatling, Eva Ingersoll. "John Berry of Hillsboro, North Carolina" **Journal of the Society of Architectural Historians.** Volume X, Number 1.
- Harriet Morehead Berry Papers (#2559). Chapel Hill: Southern Historical Collection, Manuscripts Department, Library of the University of North Carolina at Chapel Hill.
- "John Berry-Baldwin House (Sunnyside)." Survey Files, NC Historic Preservation Office, Department of Cultural Resources, Raleigh, NC.
- Lally, Kelly. A. **The Historic Architecture of Wake County, North Carolina.** Raleigh: Wake County Government, 1994.
- "North Carolina Department of Transportation Historic Bridge Inventory – Phase I." Unpublished database in the possession of the Historic Architecture Section, Office of Human Environment, Project Development & Environmental Analysis Branch, prepared by Lichtenstein Consulting Engineers, Inc. n.d.
- Powell, William S., ed. "Harriet Morehead Berry." **Dictionary of North Carolina Biography.** Vol. 1. Chapel Hill: University of North Carolina Press, 1979.
- Site Visit with Laura Baldwin, owner of John Berry- Baldwin House(Sunnyside) 22 January 2004. Accompanied by Sarah McBride and Mitch Wilds, NC Historic Preservation Office.
- Stroupe, Henry S. "John Berry, Builder of the First College." **Wake Forest Magazine.** Febuary, 1965.

***APPENDIX A:
PARTIAL LIST OF JOHN BERRY PROJECTS IN NORTH CAROLINA***

Civic

Person County Courthouse (1824) - Replaced
Roxboro, Person County

Caswell County Courthouse (1831-1833) - Replaced
Yanceyville, Caswell County

Orange County Courthouse (1845)
John Berry, design and construction
Hillsborough, Orange County

Jail Building (19th C.)
Hillsborough, Orange County

College/University/School

College Building at Wake Forest College (1837) - Gone
Wake Forest, Wake County

Smith Hall (Playmakers Theater) (1849-1852)
Alexander Jackson Davis, architect; John Berry builder
Chapel Hill, Orange County

Burwell School (early 19th c., 1848-49)
John Berry, builder of north wing in 1848
319 Churton St.
Hillsborough, Orange County

Oxford Orphanage (1855-1858) - Gone
Oxford, Granville County

Church

Presbyterian Church and Cemetery (Ca. 1815-1816, ca. 1892)
Samuel Hancock, designer and builder, assisted by John Berry
NW corner of Churton and W. Tryon Streets
Hillsborough, Orange County

St. Luke's Episcopal Church (1827-1828)
John Berry builder; similar to St. Matthews in Hillsborough
Salisbury, Rowan County

Milton Presbyterian Church (1831-1833)
Attributed to John Berry
Milton, Caswell County

Old St. Mary's Episcopal Church (1858-1859)
Possibly the work of John Berry, small Gothic Revival building
Caldwell vicinity, Orange County

Methodist Church (Ca. 1859-1860)
John Berry, designer and builder
West Tryon St.
Hillsborough, Orange County

First Baptist Church (1860-70)
William Percival, Architect; D. Kistler, John Berry, builders
Corner of Wake and W. King Streets
Hillsborough, Orange County

Fraternal Organization

Eagle Lodge (1823)
William Nichols, Architect; John Berry and Samuel Hancock, builders (attributed)
Hillsborough, Orange County

Residential

Berry Brick House (ca. 1805) John Berry's mother's house
By Samuel Hancock (possibly with help from John Berry)
208 W. Queen St.
Hillsborough, Orange County

Ruffin-Snipes House (Ca. 1800; 1840s)
320 W. King St.
John Berry builder, attributed
Hillsborough, Orange County

South Brick House at Wake Forest College (1830s)
Wake Forest, Wake County

Burnside (1834-1835)
Jack, slave carpenter and John Berry builder; Brickwork by John Berry
Hillsborough, Orange County

Sunnyside (John Berry's Home)
In 1844, John Berry enlarged and remodeled earlier house
Hillsborough vicinity, Orange County

Commandants House (1859-60)
John A. Kay, Arch. (Columbia, SC); John Berry and Henry Richards, builders
Hillsborough, Orange County

Sans Souci
Enlarged by John Berry in mid-19th century
0.2 mi. east from end of E. Corbin St.
Hillsborough, Orange County

APPENDIX B:
BIOGRAPHICAL ABSTRACT OF HARRIET MOREHEAD BERRY

Note: The following biographical abstract was written by William S. Powell, ed. *Dictionary of North Carolina Biography*, 1979.²³

Harriet Morehead Berry (22 July 1877 – 24 March 1940), leader in the good roads movement in North Carolina and a civic and political activist was born in Hillsborough, N.C., the daughter of Dr. John and Mary Strayhorn Berry. Harriet M. Berry was educated at home and at the Nash-Kollock school in Hillsborough. In 1892, she entered the State Normal School (now the University of North Carolina at Greensboro) and graduated with honors in 1897.

Harriet Berry began her long association with North Carolina's road system in February 1901. She was hired as a stenographer to Dr. Joseph Hyde Pratt, mineralogist on the North Carolina Geological and Economic Survey. Berry quickly became involved with many phases of the survey's work. Under state geologist Joseph Austin Holmes, the North Carolina Geological and Economic Survey had taken the lead in movements to encourage conservation and, particularly to promote the building of better roads. Working with both Pratt and Holmes, Harriet Berry assumed much of the responsibility for providing the staff work on which the survey's technical investigations and its reform activities rested. In 1904, she became secretary to the survey.

In 1906, Joseph Hyde Pratt succeeded Joseph Holmes as both state geologist and as secretary of the North Carolina Good Roads Association. Working with Pratt, Harriet Berry became increasingly involved with the good roads movement. During World War I, while Pratt was in the army, she became acting head of the survey. In 1919, she led the North Carolina Good Roads Association in an attempt to create a state highway commission with authority and to fund a state system of paved roads. Despite her efforts, the General Assembly did not enact what she considered an effective law.

From 1919 to 1921, Berry canvassed the state. She spoke in 89 of the state's 100 counties and flooded the state with news releases, letters, petitions, and circulars. Her initiative increased the membership of the North Carolina Good Roads Association from 272 to 5,500 members and built its treasury from less than \$2,000 to more than \$12,000. Her efforts were rewarded in 1921, when the General Assembly passed a road law that created a powerful state highway commission and committed the state to the construction of a modern highway system.

Berry left the Geological and Economic Survey in 1921. A change in administration and bitter feelings from the legislative fight prompted her

²³ William S. Powell, ed. *Dictionary of North Carolina Biography*, Volume 1 (Chapel Hill: The University of North Carolina Press, 1979): 144-145

resignation. In 1922, she joined the staff of the Greensboro Daily News as editor of the Department of Industries and Resources. While working at the newspaper, she campaigned for better schools and for the creation of an organization for advertising North Carolina's advantages for industry, tourism, and resource development. In 1924, she became the secretary of the North Carolina Credit Union Association, which encouraged farmers to form local cooperatives, pooling their financial assets to create a fund from which members could borrow at cost substantially below bank interest rates.

In 1925, Harriet Berry joined the North Carolina Department of Agriculture, editing the department's Market News. She then served as director of publicity for credit unions. In 1927, she became the state superintendent for credit unions, continuing in that position until poor health forced her to retire in 1937.

Harriet Berry was a lifelong Democrat, serving her party on local, state, and national levels. She was a member of the state Democratic executive committee and a delegate at large to the Democratic National Convention in 1924. She was a member of the Legislative Council on Women in World War I and was a supporter of women's suffrage, serving as head of the Chapel Hill Equal Suffrage League and at one time as vice-president of the North Carolina Equal Suffrage League.

Remembered as a delicate woman of refined tastes, she was also a person of inflexible will and a skilled political infighter. She was guided by an intellectual and moral conviction prefigured in her honors address as a college senior, "The Jingle of the Guinea." In this essay, she argued that the health of a society lay in the well-being of all its members, not in the wealth of a minority. Harriet Berry died in Chapel Hill in 1940 of heart trouble. An Episcopalian, she was buried after a graveside service in the Chapel Hill Cemetery.