

Available for Restoration

The Historic Gordon-Brandon House



**148 Bridge Street, Milton
Caswell County**

Price: \$32,500

Square Feet: 1,968 +/-
Lot Size: 1.7 acres
Zoning: Residential

**Only One Block From the
Thomas Day Museum!**

The Gordon-Brandon House is an unusual example of a uniquely Milton house type: a modest-scale raised Greek Revival cottage consisting of a brick lower level and a wood frame upper level containing the main entrance and ornamentation. Located at the end of N. Bridge (“Warehouse”) Street, the house is set near Country Line Creek on a secluded wooded lot entered through masonry gates.

The Gordon-Brandon House may have been built c.1850 by Field Gordon, owner of a local saloon. In 1950, it was purchased by Hunter and Annie Brandon, then purchased by an absentee owner in 2000 and has suffered several years of neglect. Happily, it was recently purchased by a local preservationist who has enlisted Preservation North Carolina’s assistance to find someone to purchase and restore it to its former elegance.

The raised brick lower level was finely finished with stucco and an application of scored lines emphasized by white penciling to give it an elegant ashlar stone appearance and anchor the house to its site. Although much of this treatment was later covered with paint or new stucco, there are glimpses of the original detail on the rear elevation. The front façade is dominated by a two-story, three-bay-wide porch supported by four large beaded posts on the lower level and more delicate chamfered posts on the upper level dressed with molded caps, decorative brackets and turned balustrade. The two-paneled, double-leaf doors on the upper level are set within an irregular-glazed transom and sidelights—similar to those found in other houses in the area known to be associated with Thomas Day—and is surrounded by a heavily fluted architrave with plain cornerblocks. The entrance of the lower level is comparatively plain with a set of simple double-leaf doors with single flat panels flanked by recessed half-sidelights. A three-sided bay with four-over-four windows flanks each side of the entrance. Of special note are the rather large upper level windows consisting of eight-over-twelve sash with wide architraves and delicate molding.

The house is capped by a low-pitched standing seam roof and wide eaves typical of Greek Revival houses of the period. Two brick exterior end chimneys have been stuccoed sometime in the last forty years. The main two-story section of the house is arranged in a center hall plan with a large room on either side of the hall on each floor. The interior is simply finished with plaster walls, a staircase with turned newel post, molded railing and plain pickets, symmetrically molded window surrounds with cornerblocks, tall beaded baseboards, and plain Greek Revival mantels.

A rear ell that was originally two rooms has been opened up in recent years to create a large open kitchen. An enclosed former breezeway, which connects the lower level center hall to the ell serves as a side entry hallway and provides space for a bathroom at one end.

The house has suffered neglect for several years and will need a complete rehabilitation. The roof needs to be assessed and repaired accordingly (a tarp has been installed on the roof near the south chimney). Other needed repairs include new electrical, plumbing and HVAC systems, removal of recent wood paneling and ceiling tiles, repair/replacement of damaged plaster, some structural repair, masonry work, and new bathrooms and kitchen. The property is located in the Milton National Register Historic District and is eligible for tax credits.



North Carolina
Preservation North Carolina
The Historic Preservation Foundation of North Carolina, Inc.

For more information or to make an appointment to see the **Gordon-Brandon House** contact:

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Financial Incentives: The **Gordon-Brandon House** is a contributing structure in the Milton National Register Historic District and is therefore eligible for tax credits. In North Carolina, both state and federal income tax credits are available for the certified rehabilitation of historic structures. For the rehabilitation of income-producing certified historic structures, a 20% federal income tax credit and a tier based state income tax credit are available. For the rehabilitation of owner-occupied certified historic structures (non-income producing properties), a 15% state tax credit is available for rehabilitation expenses up to \$150,000. For more information on Historic Preservation Tax Credits, please contact the North Carolina State Historic Preservation Office at 919-807-6570 or at www.hpo.ncdcr.gov.



Directions: From Raleigh/Durham or Greensboro, take I-85/I-40 to NC 86 north at Hillsborough. Follow 86 N toward Yanceyville for about 27 miles and take a sharp right onto NC 62 north, continuing for 11.8 miles. Take a right at the light for Broad St in Milton, then left onto N. Bridge St. The property is at the end of the road on the right.

Area Information: Milton, NC is a charming village (est. 1796) near the Virginia line that flourished in the early 19th century as a center for Dan River planters, tobacco warehouses, industry and artisans such as famed cabinetmaker Thomas Day. Nearby is Union Tavern (c.1818), Thomas Day's residence and cabinet workshop from 1848 to 1859 and now open as a museum, Presbyterian Church (1837), the Milton State Bank (1859), and Milton's commercial block (c.1880). Milton is located at the intersections of Highways 62 and 57 near the banks of the Dan River on the North Carolina – Virginia border and is 12 miles from Danville, VA, about 2 miles from the world-famous Virginia International Raceway, and only an hour from Raleigh/Durham. For more information on Caswell County, visit www.caswellcountync.gov.



Preservation North Carolina is a statewide, private, non-profit membership organization that protects and promotes the architectural heritage of North Carolina. Through its Endangered Properties Program it acquires and sells endangered historic buildings. Preservation North Carolina sells all properties with protective covenants and a rehabilitation agreement to ensure that the historic buildings will be renovated and that they will be protected from demolition and unsympathetic changes in the years to come. For samples of these legal documents visit www.presnc.org/get-help/easements-covenants.

For general information or to join Preservation NC:

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