

Available for Restoration

The Historic Lustron House



Price: \$195,000

Square Feet: 1,020

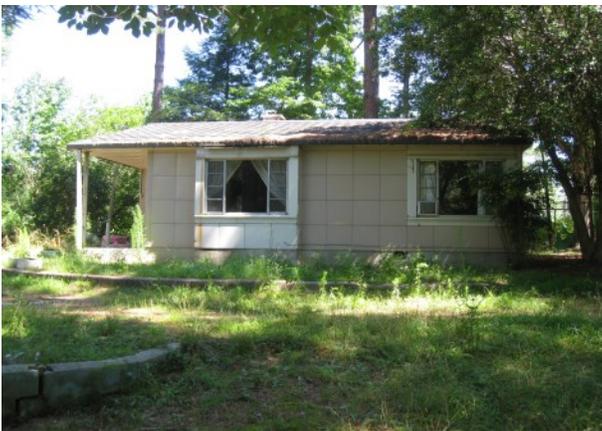
Lot Size: 0.09 acres

Zoning: Residential

**314 Haywood Street, Raleigh
Wake County**

**Only a Half-mile to the Heart
of Downtown Raleigh!**

Restore Raleigh's only surviving Lustron House to its sleek mid-century splendor! Fewer than 2,500 Lustron homes were built between 1947 and 1950 to answer America's post-WWII housing shortage, with just 35 being sold in North Carolina! The house was manufactured in 1949 and is the Desert Tan two-bedroom Westchester Deluxe model featuring prefabricated enameled metal-panel walls and roof, aluminum tripartite casement windows, built-in pass-through metal China cabinet, bedroom vanity, and trellis downspout porch post. The house was moved from Gotno Farm on Buffalo Road to an incredibly convenient downtown Raleigh lot. Assembly and complete rehabilitation is required. The current price reflects costs to date including disassembly and storage of panels, moving the house, engineering and site planning, new foundation, and the cost of the new lot. A short-term no-interest rehabilitation loan may be available to aid in the reassembly. Inquire for more details.



Note: interior and exterior panels are in a secure offsite storage.



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

For more information or to make an appointment to see the Lustron House, contact:
Cathleen Turner, Regional Director • 919-401-8540 • cturner@presnc.org

JOIN US! For more information about Preservation NC and other endangered properties visit www.PreservationNC.org.

Financial Incentives: The property is being considered for Historic Landmark status, which could result in a 50% reduction on local property taxes. The **Lustron House** is not currently listed in the National Register of Historic Places, but may be eligible for listing once it has been assembled. 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 homes, 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.

See the potential of the Historic Lustron House with these four photographs of a recently restored Lustron home in Minneapolis:



Directions: Take I-40 towards Raleigh, and then exit 300 for Rock Quarry Rd. In 0.3 miles turn left onto Rock Quarry Rd (there will be signs for Martin Luther Kind Memorial Gardens). Continue onto Raleigh Blvd in 0.6 miles. In 246 feet, turn left onto Rock Quarry Rd. For 0.3 miles continue straight to stay on Rock Quarry Rd. In 0.6 miles turn left onto E Davie St and after 0.3 miles turn right onto S Haywood Street. The Lustron House will be on the left in 305 feet.

Area Information: Located only half of a mile to the center of downtown Raleigh, there is always something to do. Whether you're in the mood to eat, shop, learn, play, relax, or discover something new, downtown Raleigh is the place to be. It is full of eclectic shops, green spaces, nationally recognized restaurants, local breweries, and child friendly play/learning spaces. Visit www.visitraleigh.com and www.godowntownraleigh.com for more information.



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:

PNC • P.O. Box 27644 • Raleigh, NC 27611-7644 • 919-832-3652 • info@presnc.org • www.PreservationNC.org