



645 E. ANDERSON ST.

REQUEST FOR PROPOSALS

AN HSF REVOLVING FUND PROPERTY



645 E. Anderson Street - Victorian Cottage

The Opportunity

- HSF is looking for a devoted preservation-minded buyer to restore this historic property. This is an excellent opportunity for anyone seeking a more affordable, smaller scale project, and/or wants to live in and maintain a home with less square footage.
- This property is within easy walking distance of downtown, beautiful Forsyth Park, surrounding restaurants, Kroger, and Savannah Classical Academy.
- Architectural features include original hardwood floors, original windows, and tongue & groove ceilings. These elements are to be retained.
- The buyer is expected to restore the exterior of the home as it appears in the attached rendering. The exterior of the property will also be subject to a protective easement in perpetuity.

The Property

- Built: c.1898 (or prior to)
- Square Footage: 726
- Historic District: None (immediately adjacent to Eastside National Historic District)
- Style: Wood-frame Vernacular cottage
- Zoning: Residential Medium Density (RM25)

645 E. Anderson Street is not located in a locally protected historic district, but may still be eligible for the National Register of Historic Places, and as such may qualify for certain Federal and State rehabilitation tax incentives. More information is available upon request.

As a condition of sale, Historic Savannah Foundation will place a protective easement on the property, which requires HSF's review and approval of any exterior changes to the building, and select oversight of certain interior elements. The easement is a legally enforceable deed restriction and runs with the property. Per the easement, substantial work on the subject property must commence within 4 months and completed within 18 months of the date of closing.

Buyer to pay all closing costs. Home is to be sold "as-is" with no warranty.

History

Very little is known about the history of this building. In the late 19th century this part of East Anderson Street was not located within the city limits - hence, there are no municipal building permits on file for any of the structures built in the area at that time. However, maps created by the Sanborn Fire Insurance Co. show that this particular house was there as early as 1898, and could be even older. It is believed that this home was built as a group of worker's cottages, perhaps for those employed by the railroad.

The front porch makes the house look like an Arts & Crafts bungalow, with tapered columns, leading some to assume it was built in the 1920s. However, a surviving Victorian-style bracket hidden under the eaves belies its earlier 19th century origin.

Offer Submission Form

645 E. Anderson Street - Victorian cottage

Name

Company Name

Phone

Email

Address

Proposal

Outline your plans for the preservation of the property, as well as its intended end-use. Include your qualifications and experience on similar rehab projects of historic properties. (Use attachments, photos, and additional pages if necessary).

Bid Amount
suggested minimum
bid - \$35K

Source of Funds

If you have a pre-qualification letter from your bank, please attach.

Scoring System:

HSF's Revolving Fund Committee will review proposals using a 100-point scoring system based on the following: highest bid amount (25 points); experience and track record of bidder and his/her team with similar projects (25 points); intended end-use and preservation plan for the property (25 points); discretion of the Revolving Fund Committee based on their knowledge and experience with projects of this kind (25 points).

The deadline for submitting complete bid packages is 5 p.m. on Friday, February 8, 2019. Offers can be submitted on-line or by mail to HSF's office @ 321 E. York St., Savannah, GA 31401

Open House Dates: Wednesday, January 16th, 3 p.m. - 6 p.m. and Saturday, January 26th, 9 a.m. - Noon

Additional On-line Resources - go to myHSF.org

HSF Revolving Fund Available Properties

County Property Card - 645 E. Anderson Street

Google Maps view of property

HSF "Request for Alterations/Repair to Property Under Easement or Covenant" form and application

Secretary of the Interior's Standards for Rehabilitation

National Park Service "Preservation Briefs"

Draft of an HSF Conservation Easement

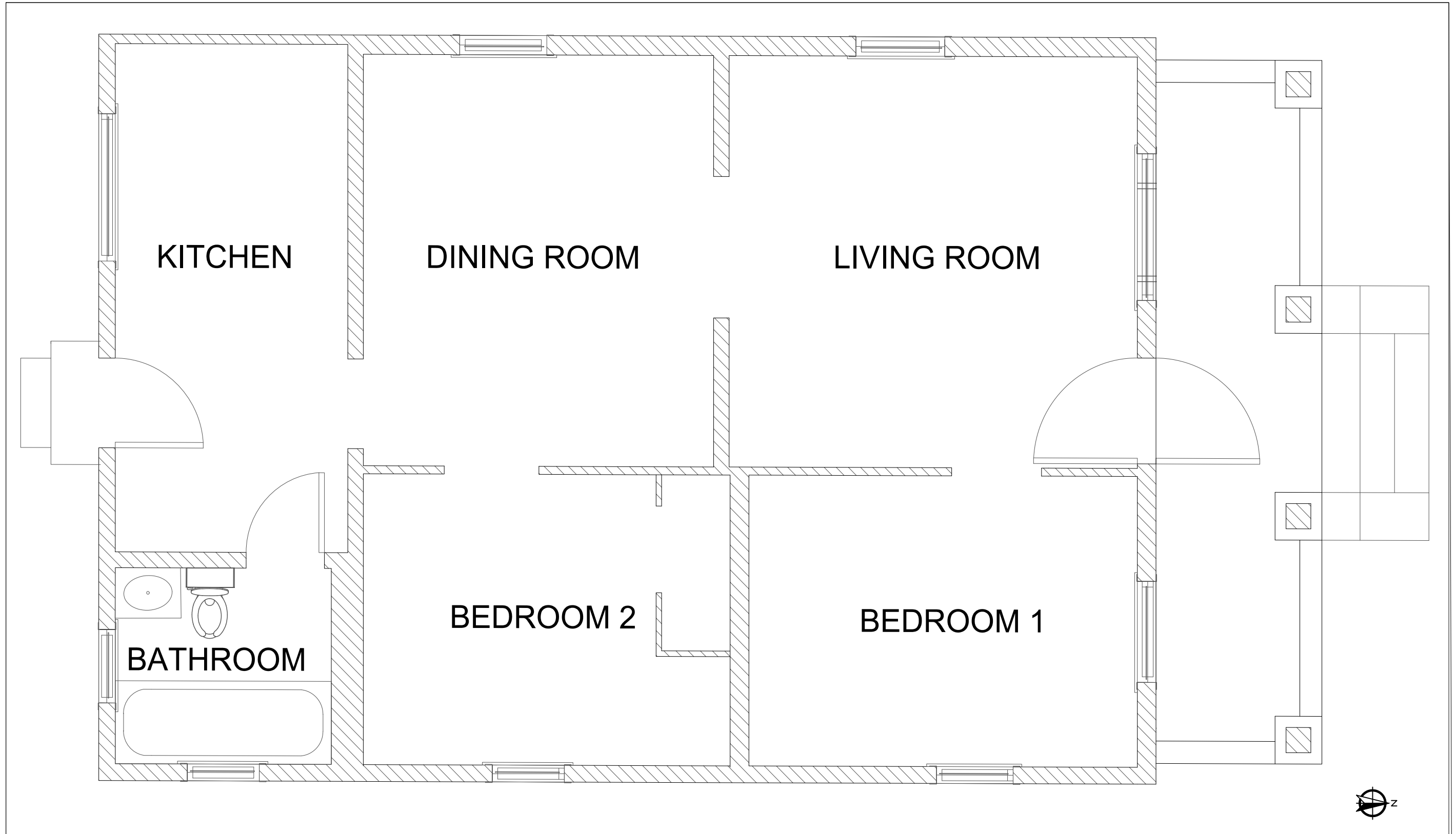


*We save buildings, places, and stories that define
Savannah's past, present, and future*

Photographs - 645 E. Anderson Street



1) Exterior of 645 E. Anderson 2) Original Victorian bracket 3) Front living room and dining room 4) Bedroom #1 5) Kitchen 6) Backyard (Not pictured: Bedroom #2 and full bathroom)



KITCHEN

DINING ROOM

LIVING ROOM

BATHROOM

BEDROOM 2

BEDROOM 1



GROUND FLOOR PLAN
PROJECT: 645 E. ANDERSON STREET

DATE: 11/17/18

SCALE: $\frac{3}{8}$ " = 1'-0"

DRAWINGS PRODUCED FOR THE HISTORIC SAVANNAH
FOUNDATION BY HALEY BYERS



PROPOSED ELEVATION
PROJECT: 645 E. ANDERSON STREET

DATE: 11/29/18

SCALE: $\frac{3}{8}$ " = 1'-0"

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PROPOSED ELEVATION
PROJECT: 645 E. ANDERSON STREET



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SCALE: $\frac{3}{8}$ " = 1'-0"
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