



REQUEST FOR PROPOSALS

706 E. Henry

An HSF Revolving Fund Property



The Opportunity

- HSF is looking for a devoted preservation-minded buyer to sensitively restore and rehab The T.S. Whitfield House at 706 E. Henry as a single-family home. The property was converted to duplex at some point, but most changes should be relatively easy to reverse. It also once had a wrap-around porch, which could be reconstructed.
- This sizable property is located in the Eastside Historic District and is within easy walking distance of the Victorian and Thomas Square/Mid-City neighborhoods, SCAD's Anderson Hall, and Forsyth Park.
- Original architectural features include such elements as hardwood floors throughout, pocket doors, wainscoting, and original fireplace mantels upstairs.
- Property includes lane access and off-street parking

706 E. Henry Street

- Built: c.1903
- Square Footage: 2,513
- Historic District: Eastside
- Style: Free Classic Queen Anne
- Zoning: TR-2

706 E. Henry Street is located in a National Register historic district and may be eligible for Federal and State Historic Rehabilitation tax incentives as well as an 8 year long property tax freeze. 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 new construction; or changes to the existing historic building (to include 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 properties must commence within 5 months of closing, and completed within 18 months of that same date.

The buyer is to pay all closing costs. 706 E. Henry is to be sold "as-is" with no warranty.

History

This house was built in 1903 by Taylor S. Whitfield and his wife Fletcher. Mr. Whitfield was a printer at the Savannah Press.

Offer Submission Form - 706 E. Henry Street

Name	
Company Name	
Phone	
Email	
Address	

Proposal

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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).

Minimum Bid: \$115,000

Bid Amount	
Source of Funds	

Scoring System

HSF's Revolving Fund Committee will review proposals using a 100-point scoring system based on the following: bid amount (25 points); past experience with historic properties (25 points); intended end-use and preservation plan (25 points); committee discretion 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, December 11, 2020. Offers can be submitted on-line or by mail to HSF's office @ 321 E. York St., Savannah, GA 31401

*Due to the ongoing COVID-19 pandemic, no open houses are currently scheduled for this property. Please visit myHSE.org for a virtual tour.

Photos - 706 E. Henry St. (see corresponding images on floor plans)



1) Exterior view of 706 E. Henry, southeast facade 2) Front foyer 3) Front parlor, facing south 4) Front parlor facing north toward Dining Room



5) Dining Room 6) Kitchen facing North 7) Kitchen facing South 8) Bedroom #1, first floor



9) Upstairs hallway 10) Trunk Room 11) Bedroom #1, second floor 12) Bedroom #2, second floor



13) Bedroom #3, second floor 14) Bedroom #4, second floor 15) Rear of property 16) Rear of property, second floor porch balcony missing



GROSS INTERNAL AREA
 FLOOR 1: 1261 sq ft, FLOOR 2: 1252 sq ft
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 6 sq ft
 TOTAL: 2513 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Additional On-line Resources (Visit myHSF.org)

HSF Revolving Fund Available Properties

County Property Card - 706 E. Henry 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



myHSF.org