



REQUEST FOR PROPOSALS

760 E. Duffy

An HSF Revolving Fund Property



The Opportunity

- HSF is looking for a devoted preservation-minded buyer to sensitively restore and rehab The Wright House at 760 E. Duffy as a single-family home. The property was converted to duplex at some point, but the changes are reversible. The second-story sleeping porch is not original and is structurally compromised. It will need to be removed.
- This unique property is located in the Eastside Historic District and is within easy walking distance of the Victorian neighborhood, SCAD's Anderson Hall, Savannah Classical Academy, W.W. Law Community Center, and Forsyth Park.
- Original architectural features include such elements as hardwood floors throughout, pocket doors, and original fireplace mantels.
- Property includes lane access and off-street parking

760 E. Duffy Street

- Built: 1912
- Square Footage: 2,088
- Historic District: Eastside
- Style: Craftsman
- Zoning: TR-2

760 E. Duffy 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 repairs or alterations to the existing historic building (to include oversight of certain interior elements), as well as new construction. 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. 760 E. Duffy is to be sold "as-is" with no warranty.

History

760 E. Duffy was built in 1912 by the Standard Investment Co. It was vacant for about a year after completion before it was purchased by a young newlywed couple, Andrew F. Wright and his bride Mabel. Andrew was employed as a Post Office clerk. In 1917, during World War I, he registered for the draft. Times were uncertain as this young couple waited for Andrew to possibly be called into service. Though his draft number was never called, tragically, Andrew fell victim in 1918 to another peril of his era - Influenza (the Spanish Flu). He was 27. Mabel took in boarders for a year, before selling the house. It's possible that it was Mabel who converted the house to a duplex. The next family to live there was Alex W. Cordes, his wife Lillian, and their adult son, Alex Jr. Alex Sr. worked for the Atlantic Coast Line Railroad, and Jr. worked as a clerk at T.T. Chapeau's & Sons.

Offer Submission Form - 760 E. Duffy 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: \$120,000

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, April 9, 2021. Offers can be submitted on-line or by mail to HSF's office @ 321 E. York St., Savannah, GA 31401

*Two open houses will be held: Saturday, March 20 @ 9 a.m. and Wednesday, March 24 @ 2 p.m. Please visit myHSE.org for an online virtual tour.

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



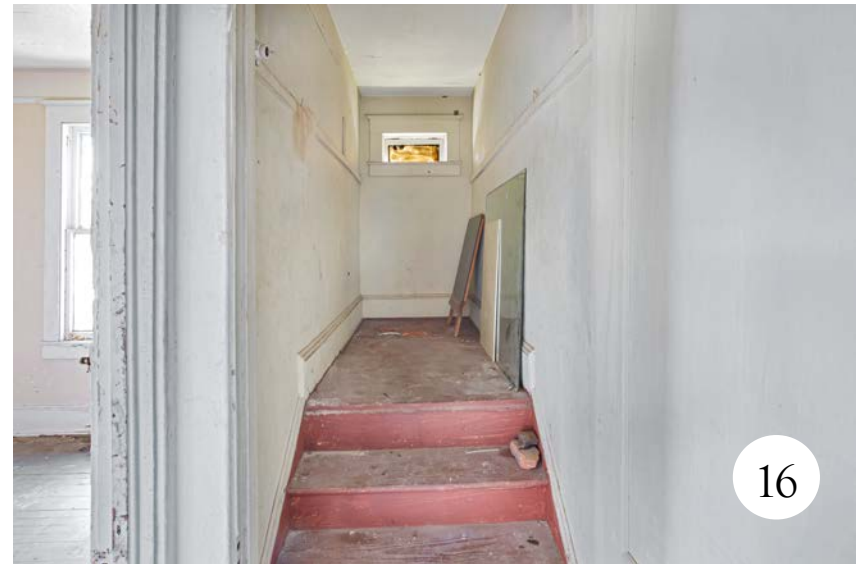
1) Exterior view of 760 E. Duffy, south facade 2) Front porch 3) Front hall 4) Front parlor



5) Dining Room 6) Bathroom, first floor 7) Breakfast Room 8) Kitchen, first floor



9) Enclosed back porch 10) Enclosed staircase to upstairs unit 11) Trunk room, second floor 12) Sleeping porch, second floor



13) Bedroom #1, second floor 14) Bedroom #2, second floor 15) Bathroom, second floor 16) Small room, likely the original access to the attic stairs



17) Kitchen #2, second floor 18) Attic 19) Back porch, second floor 20) Rear of property, taken from lane

Additional On-line Resources (Visit myHSF.org)

HSF Revolving Fund Available Properties

County Property Card - 760 E. Duffy 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"

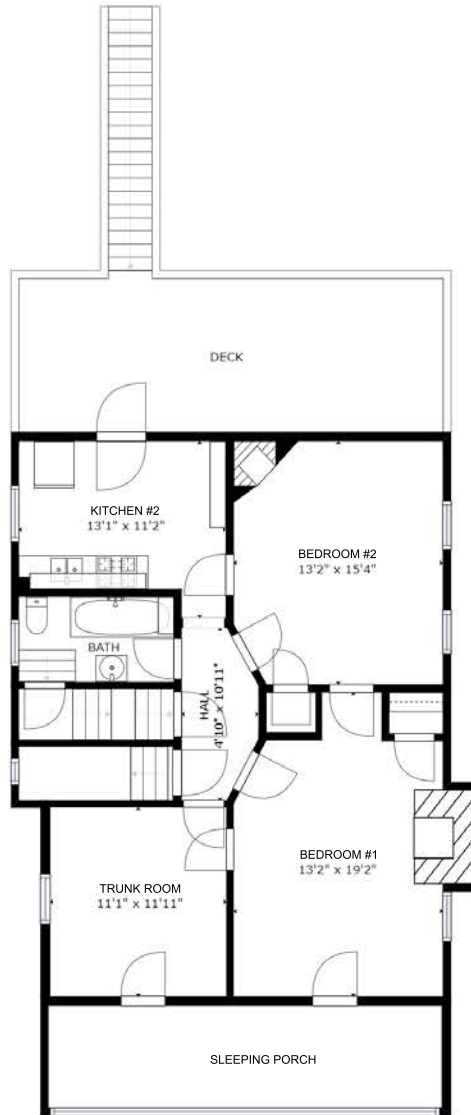
Draft of an HSF Conservation Easement



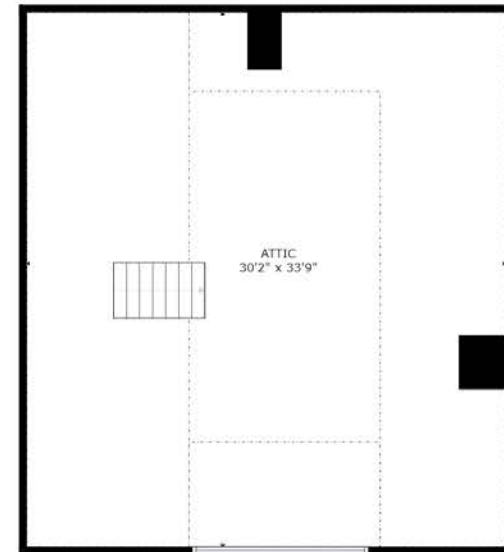
myHSF.org



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 1165 sq. ft, FLOOR 2: 924 sq. ft
 FLOOR 3: 284 sq. ft, EXCLUDED AREAS:
 DECK: 261 sq. ft, PORCH: 160 sq. ft
 REDUCED HEADROOM BELOW 1.5M: 734 sq. ft
 TOTAL: 2373 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.