

REQUEST FOR PROPOSALS

645 E. Anderson

An HSF Revolving Fund Property



The Opportunity

HSF is seeking a qualified preservation-minded buyer to sensitively rehab this little jewel of a property. This property is located within easy walking distance of numerous local restaurants and businesses, Savannah Classical Academy, SCAD buildings, and Forsyth Park. HSF can provide technical, design, and professional assistance through the entire rehab process. **Minimum Bid: \$60,000 - Buyer is to pay all closing costs. Both properties are to be sold as-is, with no warranty.**



Rehabilitation

Buyers are expected to rehab the property to HSF's standards. A rendering of the house as it would appear fully restored can be found below. NOTE: The house was originally built with a rear porch that was later enclosed to provide a galley style kitchen and a full bath. (Please click the link below to see the proposed floor plan.) Due to condition and structural issues, that portion of the house has been removed. The buyer may rebuild that enclosed porch, pending design approval from HSF.

Easements

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 in perpetuity. 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.

History

The house was built as a modest worker's cottage, most likely for those employed by the railroad. Though it appears on Sanborn Insurance maps drawn up in 1898, the actual year it was built is unknown. Research indicates it was built earlier. At the time of its construction this property was located outside the city limits, thus there are no municipal records that exist, nor does it appear in city phone directories.

Offer Submission Form - 645 E. Anderson

| | |
|--------------|--|
| 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: \$60,000

| | |
|-----------------|--|
| 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 midnight on **Friday, October 1, 2021**. Offers can be submitted on-line or by mail to HSF's office @ 321 E. York St., Savannah, GA 31401

Open Houses: Wednesday, September 8th - 2 p.m. to 5 p.m.; and Saturday, September 18th - 9 a.m. to Noon (Dates subject to change due to COVID)

Photos - 645 E. Anderson



1) Exterior view of 645 E. Anderson, north facade 2) Living room, facing dining room 3) Dining room, facing living room 4) Bedroom #1



5) Bedroom #2 6) Rear of the property 7) Backyard 8) Aerial view of the property

Additional On-line Resources (Visit myHSF.org)

Virtual Tour

HSF Revolving Fund Available Properties

County Property Card - 645 E. Anderson

Google Maps view of property

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

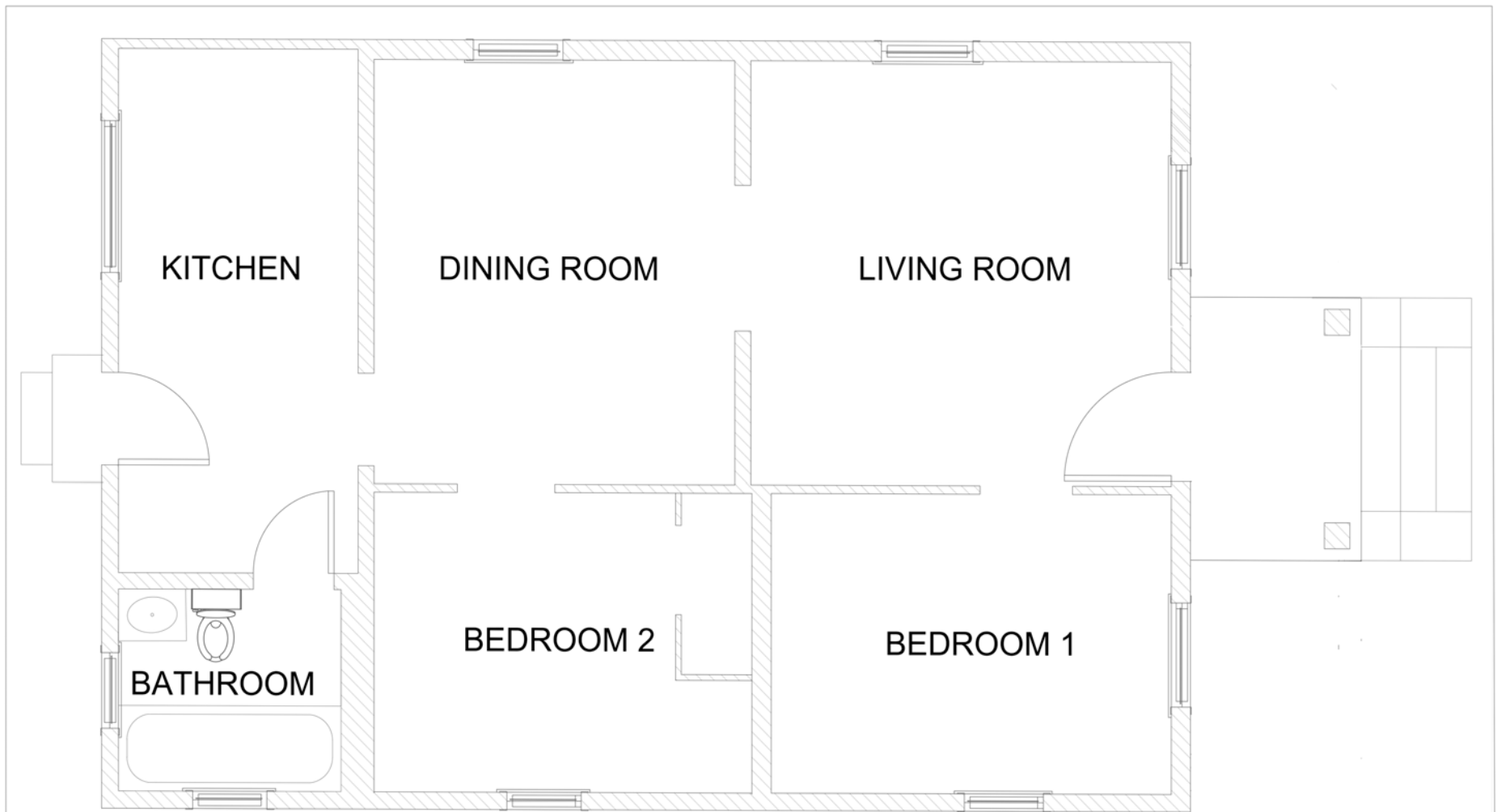
Secretary of the Interior's Standards for Rehabilitation

National Park Service "Preservation Briefs"

Draft of an HSF Conservation Easement



myHSF.org



GROUND FLOOR PLAN
PROJECT: 645 E. ANDERSON STREET



DATE: 11/17/18
SCALE: 1/8" = 1'-0"
DRAWINGS PRODUCED FOR THE HISTORIC SAVANNAH FOUNDATION BY HALEY BYERS



PROPOSED ELEVATION
PROJECT: 645 E. ANDERSON STREET

DATE: 11/29/18
SCALE: $\frac{3}{8}'' = 1'-0''$
DRAWINGS PRODUCED FOR THE HISTORIC SAVANNAH
FOUNDATION BY HALEY BYERS