

HISTORIC
SAVANNAH
FOUNDATION

REQUEST FOR PROPOSALS

The Kiah House

505 W. 36th Street

An HSF Revolving Fund Property



505 W. 36TH STREET – THE KIAH HOUSE

The Opportunity -----

- Historic Savannah Foundation is seeking a devoted preservation-minded buyer to rehabilitate The Kiah House property located at 505 W. 36th Street within the Cuyler-Brownville National Register Historic District and the Cuyler-Brownville Local Historic District. The Kiah house, constructed as a residence in 1915 and most recently utilized as a museum, has sat vacant since the late 1990s.
- This property is zoned TR-1 and located steps from the Martin Luther King Jr. Blvd commercial corridor, currently experiencing a period of revitalization.
- The property falls within the school zones of Hodge Elementary School, Derenne Middle School, and Beach High School.
- Interior architectural features include original wood floors, trim work in dining room, butler's pantry, and kitchen. The majority of the interior was altered in 1959 by the Kiahs; these alterations include the two-story window on the front façade as well as the two-story gallery space with mezzanine.
- The buyer is expected to rehabilitate the historic structure and carriage house abiding by the Secretary of the Interior's Standards for Rehabilitation, retaining all elements indicative of the period of time the structure was utilized as the Kiah House Museum (1959 - 1998), including exterior side porch as shown in photographs accessible in Ward National Register Nomination found in "History" section below.
- RFP Responses that propose public access and acknowledge/recognize the history of the property will be prioritized.

Pre-Qualifying Criteria -----

- The pre-qualification process includes two steps: 1) an initial introduction to include a cover letter and financial qualifications, and 2) a required showing. Pre-qualified buyers will then be eligible to submit a response to the RFP.
- First step: Interested parties must provide financial qualifications and cover letter to HSF's Director of Preservation, Ryan Jarles, by email at - rjarles@myhsf.org AND cc – Susan Adler, President and CEO - sadler@myhsf.org
- If financial qualifications and cover letter are approved by HSF staff, HSF's realtor will contact the interested party to move to step two.
- Second step: Prior to RFP submittal all interested parties must schedule and attend a showing on site with HSF's Director of Preservation and HSF's selected realtor.
- The timeframe to complete pre-qualification will end - *June 28, 2023*.

The Property -----

- Images of the property available via link found in "History" section below.



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- Built: 1915
- Historic District(s): Cuyler-Brownville National Register District and Cuyler-Brownville Local Historic District
- Style: Originally a wood-frame Queen Anne Victorian; altered in 1959 to include Mid-Century Modern alterations – including: two-story front window and decorative iron railing on the interior and exterior.
- Zoning: TR-1 (Permitted use table: <http://online.encodeplus.com/regs/savannah-ga/doc-viewer.aspx#tocid-001.004.008.004.006.004>)
- Main house square footage approximate: 2914 sf
 - First floor 1512 sf
 - Second floor 1402 sf
- Carriage house sf approximate: 936 sf total
 - First floor: 468 sf
 - Second floor: 468 sf
- The property was deemed eligible for individual listing on the National Register of Historic Places; process for listing is currently underway and will lead to the eligibility for utilizing the State Historic Rehabilitation Tax Credit, State Historic Rehabilitation Tax Freeze, Federal Historic Rehabilitation Tax Credit, and National Park Service competitive grants such as the African American Civil Rights Grants.
- 505 W. 36th Street (The Kiah House) is located within the Cuyler-Brownville National Register Historic District and the Cuyler-Brownville Local Historic District. Because it is located within a Local Historic District, a Certificate of Appropriateness (COA) is required by the City of Savannah for all exterior changes visible from the public right-of-way; additional items requiring a COA include new construction, demolition, and signage within the district.
- HSF will add, in perpetuity, a protective preservation easement on the property. A sample Easement can be found at: <https://www.myhsf.org/wp-content/uploads/2019/07/DRAFT-EASEMENT.pdf>
- The buyer will pay all closing costs. The property is to be sold “as-is” with no warranty. The property needs extensive repairs; no estimates have been provided, but work is expected to cost over \$500,000.

History -----

- The property, constructed ca. 1913, was remodeled in 1959 by Virginia West Jackson Kiah and Dr. Calvin Lycurgus Kiah, pioneers in the black cultural and museum movement. The home was utilized as the nationally-recognized Kiah Museum, the first African American museum in Savannah until its closing in 1998. After sitting in probate for over 20 years, HSF purchased the property in 2022 with the intent to ensure the rehabilitation of the property and its continued use within the community.



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- Research compiled by Ward Architecture + Preservation for the submittal of a draft National Register Nomination of the property, including history and historic images can be found on the Kiah House RFP page located under the “Available Properties” tab.
- Images and Drone footage from Shamrock Drones can be found on the Kiah House RFP page located under the “Available Properties” tab.

Must Provide -----

- References and Letters of support.
- Conceptual designs or a narrative at time of submittal to show design direction, general scope of work, and demonstration of how the scope of work meets the Secretary of Interior Standards for Rehabilitation.
- Clear plan for the use of the building; residential, community space, etc. Specific proposals are required, since the proposed use is an important part of the selection criteria. Applicants that propose public access and interpretation of the significance of Virginia Kiah will be prioritized.
- Clear information showing financial capabilities to complete a project of this size. Suitable documents include prequalification letter from a lender, statement of financial position, proof of funds in accounts, etc.
- Information as to previous experience completing projects of similar (preferably larger) scale potentially exceeding \$500,000. Experience should be consistent with the proposed use for this building and showcase adhering to the Secretary of Interior Standards for Rehabilitation. Include photographs (before/after) and addresses of previous projects.
- A list of the team (architect, contractor, specialists, etc.) being considered for the project. Provide information on previous teams utilized (can be within experience/projects below).
- Proposals that utilize local professionals with similar experience on the design and construction team will be prioritized.
- RFP response must include a timeline and a commitment to follow it. Proposed schedules will be a determining factor in proposal selection.

Additional Requirements -----

- HSF will provide a plaque which must be placed adjacent to the front entrance. This plaque is to be the standard HSF plaque size and an example can be provided.
- Buyer must agree to provide access to the property to organize updates to the public about this beloved project to showcase hitting certain “milestone moments” for documentation purposes: unveiling of front windows, roof replacement, placement of plaque.

RFP Timeline -----



505 W. 36TH STREET – THE KIAH HOUSE

- A 45-day period to provide pre-qualification documentation and complete scheduled site visit/showing. [May 15, 2023 – June 28, 2023]
- A 30-day RFP submittal period.
 - o RFP response deadline is 5PM July 28, 2023.

After RFP has been selected, there will be a 30-day closing period provided. **subject to reasonable extension for potential zoning variance requests**

RFP Submittal -----

To receive RFP Offer Submission form please email Ryan Jarles at rjarles@myhsf.org

Submit form and RFP response by mail to:

Attn: Ryan Jarles, Director of Preservation and Historic Properties
Historic Savannah Foundation, INC
321 E. York Street
Savannah Ga, 31401

NOTE: The selection of a buyer through this RFP is solely at the discretion of the Historic Savannah Foundation Board of Trustees with recommendations made by the Historic Savannah Foundation Revolving Fund Committee. The HSF Board of Trustees reserves the right to reject any and all proposals.



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Historic Savannah Foundation, INC
Request for Proposals
505 W. 36th Street
DECLARATIONS PAGE

I, _____ hereby certify that I have read and understand all information provided within this request for proposals.

*Please provide initials for each item below as acknowledgement that the information has been included within your proposal.

1. _____ All pre-qualifying criteria has been submitted and accepted by HSF.
2. _____ A showing has been scheduled and attended prior to submittal of RFP response.
3. _____ RFP response includes a schedule and a commitment to follow said schedule.
4. _____ Access was granted to all materials, including history by *Ward Architecture + Preservation*, Images and Drone Footage from *Shamrock Drones*, and Sample Easement from *Historic Savannah Foundation*, and was reviewed prior to submittal of RFP response.

Name:

Signature:

Email:

Telephone:

Date:

