



HISTORIC  
SAVANNAH  
FOUNDATION

PROPERTY FOR SALE

**1308 Church Street**

An HSF Revolving Fund Property



## The Opportunity

- HSF is seeking a devoted preservation-minded buyer to purchase and rehabilitate The Fendig House at 1308 Church Street.
- This unique property is located in West Savannah, with easy access to Louisville Road, Augusta Avenue and West Bay Street. It is close to the Downtown Historic District.
- The property falls within the school zones of Bartow Elementary School, Mercer Middle School, and Groves High School.
- Original architectural features include hardwood floors, beadboard walls and ceilings, wood trim, two fireplaces, a masonry chimney once connected to a gas stove, and wood windows.
- The buyer is expected to rehabilitate the historic structure, retaining all original features mentioned above as they are indicative of the period when the structure was built.
- Property includes a pre-fab metal shed in the backyard, that is partially fenced. Only on-street parking is available.
- An alarm system voucher in the amount of \$2,000 is being provided by ADT.

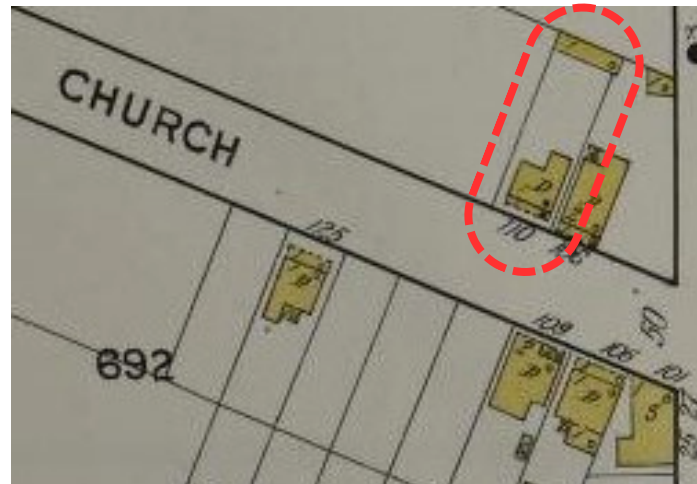
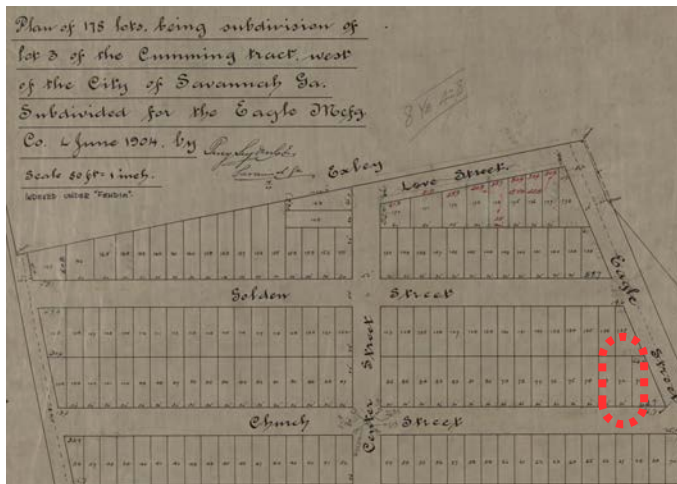
## 1308 Church Street

- Built circa 1906
- Bedrooms: 3
- Bathrooms: 1
- Square footage: approx. 805
- Historic District: The property is within the West Savannah neighborhood, which has not yet been recognized for its significance within the City of Savannah
- Style: No academic style
- Type: Central Hall Cottage
- Zoning: RSF-5
- PIN: 20019 19015

As a condition of the sale, the Historic Savannah Foundation will place a protective easement on the exterior of the property, which requires HSF's review and approval of any repairs or alterations to the existing historic building, as well as new construction. The easement is a legally enforceable deed restriction and runs with the property in perpetuity regardless of ownership. The buyer is to pay all closing costs. 1308 Church Street is to be sold "as is" with no warranty. Although not a requirement, it is preferable that the owner voluntarily allow Historic Savannah Foundation to place an affordable housing covenant on the property for 10 years from the date of purchase.

## The History

The single-family dwelling located at 1308 Church Street was constructed circa 1906. The property is lot number seventy-two on a map of one hundred and seventy-eight lots made by Percy Sugden, C. E., dated June 5th, 1904, for the Eagles Manufacturing Company. The property is also known as a subdivision of lot number three of the Cummings tract in Morel Ward, West of the City of Savannah. A deed from Eagles Manufacturing Company to Albert Fendig, dated January 31st, 1905, indicates its first transfer of sale. The 1916 Sanborn Fire Insurance Map indicates the first known visual of the dwelling that exists today. A single-story wood frame house in the shape of an L with a full-width one-story front porch is represented. A single-story wood frame outbuilding is located at the rear of the property, spanning the entire length of the property line. Both buildings have composition roofing material. By the 1930 Sanborn Fire Insurance Map, the rear outbuilding is gone however the house retains the same footprint. On the 1954 Sanborn Fire Insurance Map, the house's footprint is now rectangular as a rear bathroom addition had been added.



## Pre-Qualifying Criteria

- Interested parties, prior to submittal to this RFP, must provide financial qualifications and a cover letter to HSF's Director of Preservation, Ellie Isaacs, by email at - [eisaacs@myhsf.org](mailto:eisaacs@myhsf.org) AND cc – Susan Adler, CEO and President - [sadler@myhsf.org](mailto:sadler@myhsf.org)
- If financial qualifications and cover letter are deemed satisfactory by HSF staff, they will contact the interested party to provide times for a site visit/showing.
- Prior to RFP submission all interested parties must schedule and attend a showing on-site with HSF's Director of Preservation.
- The period to provide pre-qualifying criteria and schedule a site visit/showing will end 30 days after the posting of the RFP.

## The Proposals

- Must provide conceptual designs or a narrative at the time of submission to show design direction and general scope of work. Include a clear plan of how the building will be utilized; this will be an important part of the selection criteria.
- Must have clear information showing financial capabilities to complete a project of this size. Suitable documents include a prequalification letter from a lender, a statement of financial position, proof of funds in accounts, etc.
- Must provide previous experience completing projects of similar scale. Experience should be consistent with the proposed use for this building. Include photographs (before/after). Please provide a list of previous experience.
- Provide a list of the team being considered for the project. Provide information on previous teams utilized (can be within experience/projects below).
- \*Preferred\* Utilization of local professionals with similar experience on the architecture, design, and construction team.
- RFP response must include a schedule and a commitment to follow it. Proposed schedules will be a determining factor in proposal selection.
- The selection of a buyer through this RFP is solely at the discretion of the Historic Savannah Foundation Board with recommendations made by the Revolving Fund Committee. The HSF Board reserves the right to reject any and all proposals.

## RFP Timeline

- A 30-day period to provide pre-qualification documentation and to attend scheduled site visit/showing.
- A 60-day RFP submittal period.
  - 30 days to submit RFP
  - 30 days for review of RFP – ending with final review by HSF Board
- A 60-day closing period. \*\*subject to reasonable extension for potential variance requests\*\*

## Submittal

To receive RFP Offer Submission form please email Ellie Isaacs, Director of Preservation and Historic Properties at [eisaacs@myhsf.org](mailto:eisaacs@myhsf.org)

Submit form and RFP response by mail to:

Attn: Ellie Isaacs, Director of Preservation and Historic Properties  
Historic Savannah Foundation, INC  
321 E. York Street  
Savannah GA, 31401

DECLARATIONS PAGE

1308 Church Street, Savannah, GA 31415

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 acknowledgment that the information has been included within your proposal.

1. \_\_\_\_\_ All pre-qualifying criteria have been submitted and accepted by HSF.
2. \_\_\_\_\_ A showing has been scheduled and attended prior to the submission of the RFP response.
3. \_\_\_\_\_ RFP response includes a schedule and a commitment to follow said schedule.
4. \_\_\_\_\_ Access was granted to all materials and Sample Easement from Historic Savannah Foundation, and was reviewed prior to submission of RFP response.

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_







