



HISTORIC SAVANNAH FOUNDATION  
912.233.7787 myHSF.org

HISTORIC SAVANNAH FOUNDATION

PROPERTY FOR SALE

1319 Golden Street

An HSF Revolving Fund Property

## The Opportunity

- Historic Savannah Foundation is seeking a devoted preservation-minded buyer to rehabilitate The Alston House located at 1319 Golden Street.
- This property is centrally located within the West Savannah neighborhood with easy access to Louisville Road, Augusta Avenue, and West Bay Street.
- The property falls within the school zones of Bartow Elementary School, Mercer Middle School, and Groves High School.
- The interior was damaged in a fire and has experienced significant interior decay from the elements. The interior layout may need to be altered, including a possible addition, to accommodate modern amenities.
- Original architectural features include hardwood floors, 2/2 wood windows, and wood trim.
- The buyer is expected to rehabilitate the historic structure, retaining all elements indicative of the period when the structure was built.
- Property includes a partially fenced backyard. Only on-street parking is available.
- An alarm system voucher in the amount of \$2,000 is being provided by ADT.

## 1319 Golden Street

- Built circa 1962
- Square footage: approx. 564
- 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: Post-War Bungalow Ranch (Decorative CMU Block)
- Zoning: RSF-5
- PIN: 20019 19005

As conditions of the sale, the Historic Savannah Foundation will place an affordable housing covenant on the property for 10 years from the date of purchase. The Historic Savannah Foundation will also 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. 1319 Golden Street is to be sold "as is" with no warranty.

## The History

The house was built in 1962 by Chatham Home Builders, Inc. for Jack Alston who was gifted the property by his mother, Janie Alston in 1961. The property first appears on the Sanborn Fire Insurance Maps within a 1962 paste-in. Chatham Home Builders, Inc. was founded in 1942. They have constructed and renovated homes within Chatham County and Savannah since their inception and are still operating under the same company name.



## 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

1319 Golden 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: \_\_\_\_\_





