



321 E. York Street
P. O. Box 1733
Savannah, GA 31402-1733
P: 912.233.7787 F: 912.233.7706

January 14, 2020

Alison Goldey, Director
Chatham County/City of Savannah Land Bank Authority
1375 Chatham Parkway
Savannah, GA 31405

Re: 620 W. 42nd Street

Dear Ms. Goldey,

I am writing on behalf of Historic Savannah Foundation (HSF). For over 60 years, HSF has used our nationally renown Revolving Fund as the primary tool to save vacant, blighted, and endangered historic buildings throughout Savannah. Presently, HSF is concerned about the fate of a house at 620 W. 42nd Street in the Cuyler-Brownville neighborhood.

The property is owned by the City of Savannah and, unless improved, may be subject to demolition action by the City's Code Compliance Department. HSF has assessed the house and found the building to be historically significant and salvageable. HSF would like to save the house if it can obtain an ownership interest in the property. Toward that end, we are requesting that the Chatham County/City of Savannah Land Bank Authority (LBA) request that the city transfer ownership of the house to the LBA.

If this occurs, HSF will take a 12-month option to purchase the property from the LBA. During that period we will treat it as one of our standard Revolving Fund properties. HSF will properly secure the property, hold a volunteer clean up, market it to a preservation-minded buyer, and maintain the property as we would one of our own. Generally, it takes roughly four months to revolve a property in this manner, give or take. During the option period we will make basic exterior improvements acceptable to the LBA and HSF, including applying a coat of primer/paint to siding and trim to protect the structure and help improve the appearance of the house.

If HSF locates a buyer, purchases the property from the LBA, and sells the property to the buyer during the option period, we will place a conservation easement on it, granting HSF oversight of the design and rehabilitation of the property. As per the easement, the new owner will have 18 months in which to complete the project.

HSF is also seeking to acquire eight other similar, privately owned, abandoned and blighted historic houses on this block. We already purchased the one at 634 W. 42nd Street, and have the one at 606 W. 42nd under contract. It is our hope that we can acquire enough of these houses to help preserve the architectural character of the block and the Cuyler-Brownville neighborhood, while also providing much needed housing. We view this as a potential next step in our partnership with the City and LBA. As you may be aware, HSF recently partnered with the City to help bring about the renovation of the historic two-story Meldrim Row Care Cottage along MLK Jr. Blvd. and the eastern boundary of the Cuyler-Brownville neighborhood.

If you have any questions, or wish to discuss the matter further, I can be reached at (912) 401-7277 or by email at rarvay@myHSF.org. Thank you for your time, and I look forward to hearing from you soon.

Sincerely,

A handwritten signature in blue ink that reads "Ryan Arvay".

Ryan Arvay
Historic Properties Coordinator



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January 14, 2019

Alison Goldey, Director
Chatham County/City of Savannah Land Bank Authority
1375 Chatham Parkway
Savannah, GA 31405

Re: 2205/2207 MLK Jr. Blvd.

Dear Ms. Goldey,

I am writing on behalf of Historic Savannah Foundation (HSF). For over 60 years, HSF has used our nationally renown Revolving Fund as the primary tool to save vacant, blighted, and endangered historic buildings throughout Savannah. Presently, HSF is concerned about the fate of the house at 2205 MLK Jr. Blvd. in the Cuyler-Brownville neighborhood.

This property was the victim of a fire, which originated next door at 2207 MLK Jr. Blvd. That property was demolished, but 2205 MLK Jr. Blvd. was spared despite the damage. It has been vacant for many years since. Both properties are owned by the City of Savannah. Unless 2205 is improved, it may be subject to demolition action by the City's Code Compliance Department. HSF has assessed the house and found the building to be historically significant and salvageable. HSF would like to save the house if it can obtain an ownership interest in the property. Toward that end, we are requesting that the Chatham County/City of Savannah Land Bank Authority (LBA) request that the city transfer ownership of the house at 2205, and the now vacant adjoining lot at 2207 MLK Jr. Blvd., to the LBA.

If this occurs, HSF will to take a six-month option to purchase these properties from the LBA. During that six months we will treat them as we do all standard Revolving Fund properties. HSF will properly secure the property, hold a volunteer clean up, market them to a preservation-minded buyer, and maintain the properties as we would our own. Generally it takes roughly four months to revolve a property in this manner, give or take. During the six months we will make basic exterior improvements on 2205 that are acceptable to the LBA and HSF to help protect the structure and help improve the appearance of the house.

If HSF locates a buyer(s), purchases the properties from the LBA, and sells them to the buyer(s) during the option period, we will place a conservation easement on 2205 and 2207, granting HSF oversight of the design and rehabilitation of the property. We will also work with the buyer to develop plans for the construction of an architecturally compatible new infill house on the lot at 2207. The new owner(s) will have 18 months in which to complete the project.

It is our hope that we can help preserve the historic architectural character of this block and of the Cuyler-Brownville neighborhood while also providing much needed housing. We view this as a potential next step in our partnership with the city and LBA. As you may be aware, HSF recently partnered with the city to help bring about the renovation of the historic two-story Meldrim Row Caretaker's Cottage next to the new police precinct on MLK Jr. Blvd., on the eastern edge of the Cuyler-Brownville neighborhood.

If you have any questions, or wish to discuss the matter further, I can be reached at (912) 401-7277 or by email at rarvay@myHSF.org. Thank you for your time, and I look forward to hearing from you soon.

Sincerely,

A handwritten signature in blue ink that reads "Ryan Arvay".

Ryan Arvay
Historic Properties Coordinator