

March 11, 2015

Ellen I. Harris, LEED A.P., AICP

Director of Urban Planning and Historic Preservation

Chatham County-Savannah Metropolitan Planning Commission

Hand Delivered

**Re: Proposed New Hotel at 600 East Bay Street**

**RECEIVED**

**MAR 11 2015**

**METROPOLITAN PLANNING  
COMMISSION**

Ms. Harris,

We are pleased to submit our Petition for approval of Part One Height and Mass for the above captioned project. This will include the demolition of an existing building on the site that is not listed as a historic structure, the former headquarters of Savannah Electric and Power Company, or SEPCO. Attached please find a report on the history of the site and SEPCO building; a summary report on the asbestos contamination of the existing building; a full sized set of drawings of the proposed improvements, including site and context photos and model photos; a disk with digital copies of all submitted information; a site model; a completed application; and a check for the required application fee.

The Petitioner seeks a one story height bonus for the building by qualifying under category (iii) with multiple ground floor active uses which span the length of the façade on all street fronting elevations. Additionally, the roof of the building will be more than 50% covered with solar PV arrays, but this alone does not qualify for a height bonus. Exterior façade materials will be presented with our later Part Two petition.

The proposed building has been designed to match exactly the stories and floor to floor heights of the adjacent new hotel at 611 East River Street (nearly finished construction). The design also continues that new building's curved façade, which accents the curve in River Street. There are no existing remaining historic structures on the adjacent sites on the north side of Bay Street.

Our proposed design expression relates to the industrial and large scale buildings that occupied the site prior to their demolition to make a place for the SEPCO building in their massing, utilizing large un-fenestrated areas to break up the massing into discernable segments. Our design also relates to the existing SEPCO building in its use of upper floor roof terraces and deep double cantilevered roofs. More importantly, our design attempts to restate the SEPCO building's commitment to be distinctly of its own place and time. We believe that a distinctly contemporary, yet compatible design for this location will

clearly delineate the transition from our National Historic Landmark District to the area of our city that has always been outside the original Oglethorpe Plan.

In consideration for the unfortunate loss of the existing building, the new buildings will be designed to meet the very highest standards of 21<sup>st</sup> Century environmental responsibility and leadership. Our goal is to achieve a LEED Platinum level certification, which would make this one of a handful of hotels at this level in the United States today. While we cannot guarantee certification, our client has committed the significant amount of additional funding that the Petitioner believes is necessary to attain this goal. This commitment will be one of the most important form determinants for the design. We look forward to exploring how we can achieve this goal while at the same time meeting all of the standards for a Certificate of Appropriateness.

As always, we stand prepared to answer any of your questions, and to provide any additional information you may request.

Sincerely,



---

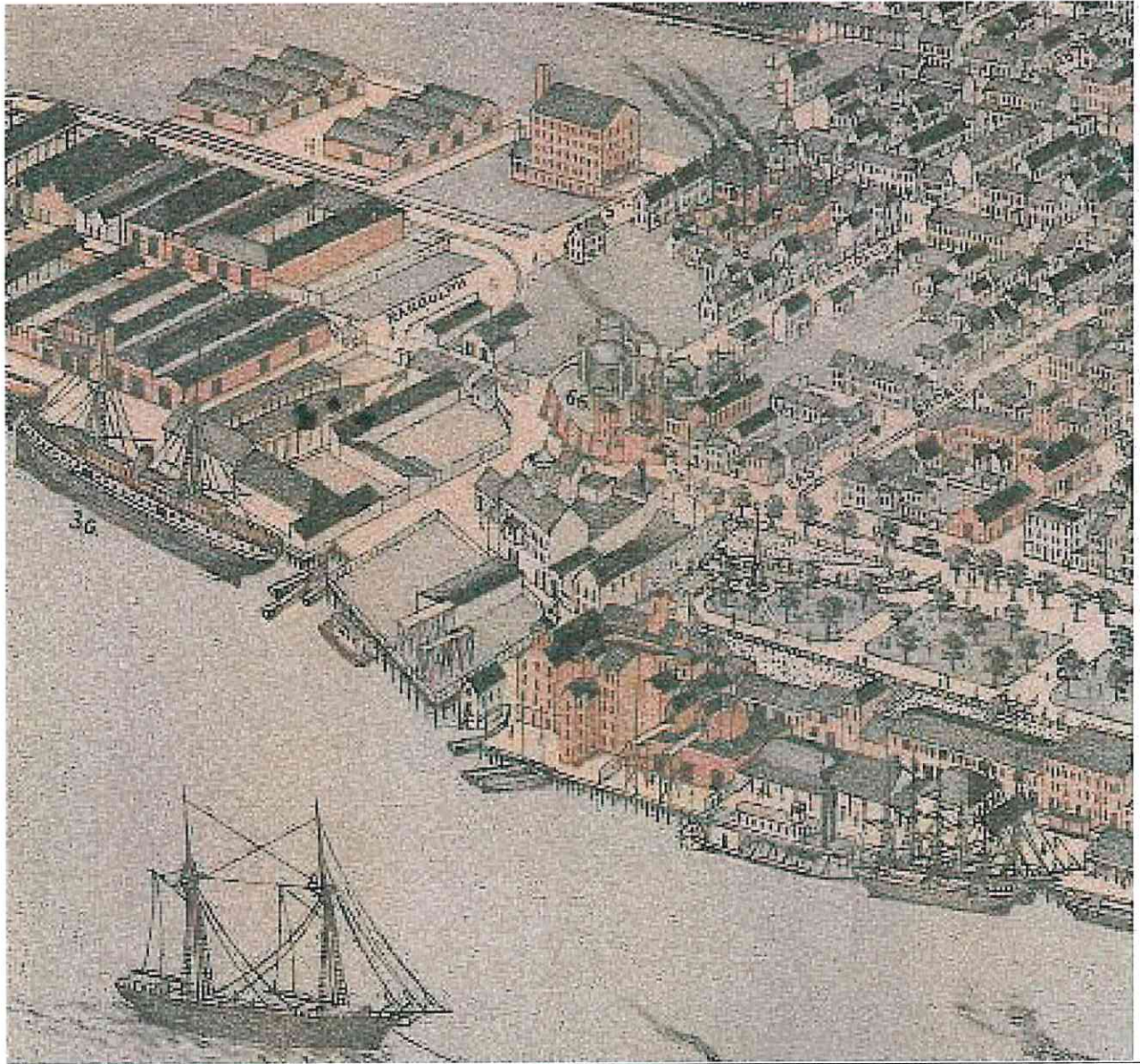
Patrick Shay, President, LEED AP, AIA

Gunn Meyerhoff Shay Architects, PC

Cc: NorthPoint Hospitality

**RECEIVED**  
**MAR 11 2015**  
**METROPOLITAN PLANNING**  
**COMMISSION**

# A Brief History of the Site and Building at 600 East Bay Street



*Circa 1891: Novelty Iron Works of Rourke and Sons.*

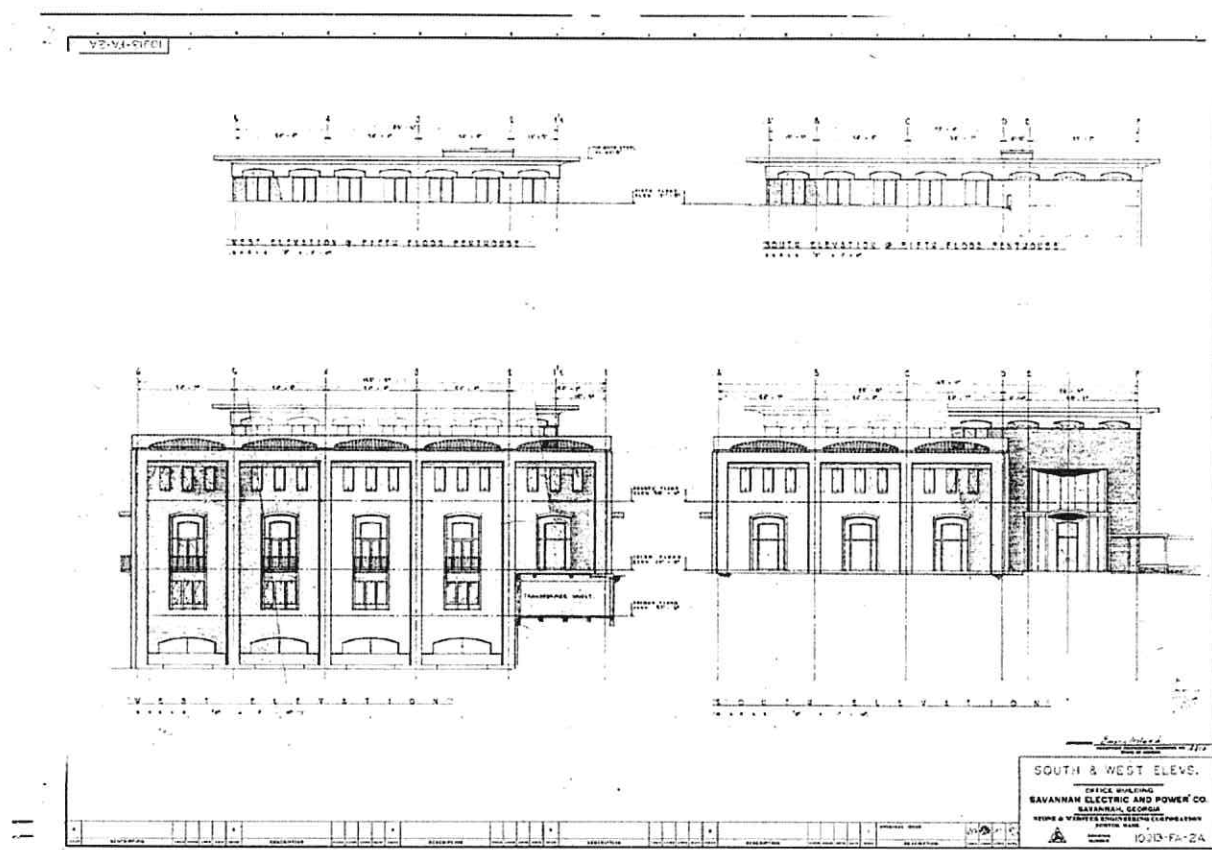


*Circa 1920: Rourke's Iron Works and the Coal Yard for the Atlanta Gas Works.*

These historic structures were demolished to make way for the headquarters for Savannah Electric Power Company (SEPCO) circa 1960.



*View of SEPCO building from Emmett Park today.*



*Circa 1960: copies of original drawings.*

The SEPCO building was constructed at approximately the same time as Plant McIntosh, allowing SEPCO and Savannah to be electrical energy sufficient for another generation of community development. The same engineers designed both, and used the same industrial technology to make them. Unfortunately, this technology included an insulation and fireproofing material, asbestos, which was thought to be a miraculous new product. Now, 50 years later, this has become the building's downfall. Because its steel structure, and even its exterior brick walls, were over sprayed with friable (breathable) asbestos fibers that must be removed by federal law, the building cannot be preserved.

## **Friable vs. Non-Friable Asbestos**

<http://www.asbestos.com/abatement/friable.php>

- Friable ACM is any material that contains more than one percent asbestos by weight or area, depending on whether it is a bulk or sheet material and can be crumbled, pulverized, or reduced to powder by the pressure of an ordinary human hand.
- Non---friable ACM is any material that contains more than one percent asbestos, but cannot be pulverized under hand pressure.



***friable asbestos***



***non-friable asbestos***

## **Savannah Electric and Power Company Headquarters Building**

### **A Brief History:**

- The building was built circa 1962 by Stone & Webster Engineers. Stone & Webster were a founder of the precursor to SEPCO.
- The designer was Emory Ireland, who was the Chief Structural Designer of Stone & Webster until his death in 1968. Mr. Ireland was influential in the American Society of Civil Engineers, and created many of the standards relevant to the creation of nuclear power facilities.
- The building is created in an Industrial Gothic style that is like many of the Stone & Webster buildings, including the Savannah Electric Riverside Plant, Edison Electric Plant and the Georgetown Steam Plant.
- Stone & Webster worked with DuPont on the development of the Manhattan Project.

The building's original drawings and contemporary as-built drawings will be archived and preserved for future generations to study.

**The good news is that the building's asbestos will be completely and safely removed, without any danger to the public.**

The building that is proposed to replace the old SEPCO building will be one of the most environmentally responsible and energy conservative hotels in the United States today. Additionally, like its predecessor, the new buildings will be proudly contemporary. Unlike the SEPCO building it replaces, however, the new hotel will be designed to be fully compatible with its historic context, and completely urban in character. The result will be a truly 21<sup>st</sup> Century architectural expression of this time and place.

Wednesday, February 18, 2015

East River Street, LLC  
c/o North Point Hospitality Group, Inc.  
3405 Piedmont Road NE, Suite 175  
Atlanta, Georgia 30305

Attention: **Ed Stelling**

Subject: **Former Georgia Power Office Building  
East River Street, LLC  
601 East River Street  
Savannah, Chatham County, Georgia 31401  
One Group Project #A2044**

Ed,

One Consulting Group, Inc. (One Group) is pleased to provide the following project update for the above-referenced property (Site.)

An initial asbestos assessment of the Former Georgia Power Office Building (Building) located at the site was performed by One Group in 2012. As stated in the Renovation Asbestos Survey report, there is a substantial amount of friable asbestos-containing material in the building including (i) ceiling texture; (ii) floor tile and associated mastic; (iii) thermal system insulation and associated mastic; and (iv) spray-applied fire proofing. The report concluded that all of this friable material is characterized as regulated asbestos containing material (RACM). Under the Georgia Department of Natural Resources Rules for Air Quality Control, Chapter 391-3-1-.02 (9)(b)7 incorporating by reference the National Emissions Standard for Hazardous Air Pollutants (NESHAP) regulations at 40 CFR Part 61.145, RACM must be abated prior to renovation or demolition of a building by a certified asbestos abatement contractor. RACM consists of friable asbestos and non-friable asbestos-containing floor tile and roofing material that have become friable, or could be expected to become friable, during their disturbance.

The spray-applied fire-proofing has been applied throughout the building and is adhered to corrugated, metal decking supporting cast concrete floors, horizontal steel structural beams, vertical steel and cast concrete structural posts, ceiling and drop ceilings. As it is spray-applied, a significant quantity of overspray is present in the annular space between the exterior brick façade and the interior concrete masonry units. This overspray material is extremely friable and must be removed in its entirety in accordance with the applicable regulations. Upon recent review, it has been determined that significant sections of the interior concrete masonry units will have to be removed to facilitate access to and perform abatement of the overspray material within the annular space of the building's exterior walls. Further, the abatement work to remove friable asbestos overspray in the annular space may adversely impact the structural integrity of the exterior walls, and their ability to provide structural support to the exterior brick masonry veneer.



Thank you for the opportunity to be of service. If you have any questions, please feel free to call.

With kind regards,  
**One Consulting Group, Inc.**

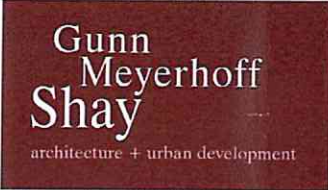
A handwritten signature in black ink, appearing to read 'R Brawner', with a long horizontal flourish extending to the right.

**Robert Brawner**  
**Principal**

Cc: Ed Schwartz, Counsel

# 600 East Bay Street

Savannah, Georgia 31401



Gunn  
Meyerhoff  
Shay  
architecture  
+  
urban development

www.savannaharchitects.com  
427 East York Street  
Savannah, Georgia 31401  
P 912.232.1151

600 East Bay Street  
Savannah, Ga

REVISIONS	
Date	Revisions

Job No 1502  
Date 03/11/2015  
Drawn by GMS

**RECEIVED**  
MAR 11 2015  
METROPOLITAN PLANNING  
COMMISSION

COVER SHEET  
C0.00  
HDBR



Gunn  
Meyerhoff  
Shay  
architecture  
+  
urban development

www.savannaharchitects.com  
477 East York Street  
Savannah, Georgia 31401  
P 912.232.1151

600 East Bay Street  
Savannah, Ga

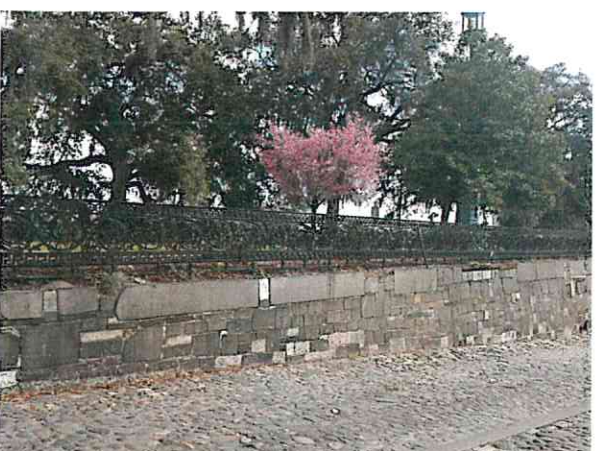
REVISIONS	
Date	Revisions

Job No: 1502  
Date: 03/11/2015  
Drawn By: GMS

CONTEXT  
IMAGES

C0.01

HDBR



Gunn  
Meyerhoff  
Shay  
architecture  
+  
urban development

©  
www.savannaharchitects.com  
427 East York Street  
Savannah, Georgia 31401  
P 912.232.1151

600 East Bay Street  
Savannah, Ga

REVISIONS

Date	Revisions

Job No: 1502  
Date: 03/11/2015  
Drawn By: CMS

CONTEXT  
IMAGES

C0.02

HDBR



Gunn  
Meyerhoff  
Shay  
architecture  
+  
urban development

www.savannaharchitects.com  
427 East York Street  
Savannah, Georgia 31401  
P 912.232.1151

600 East Bay Street  
Savannah, GA

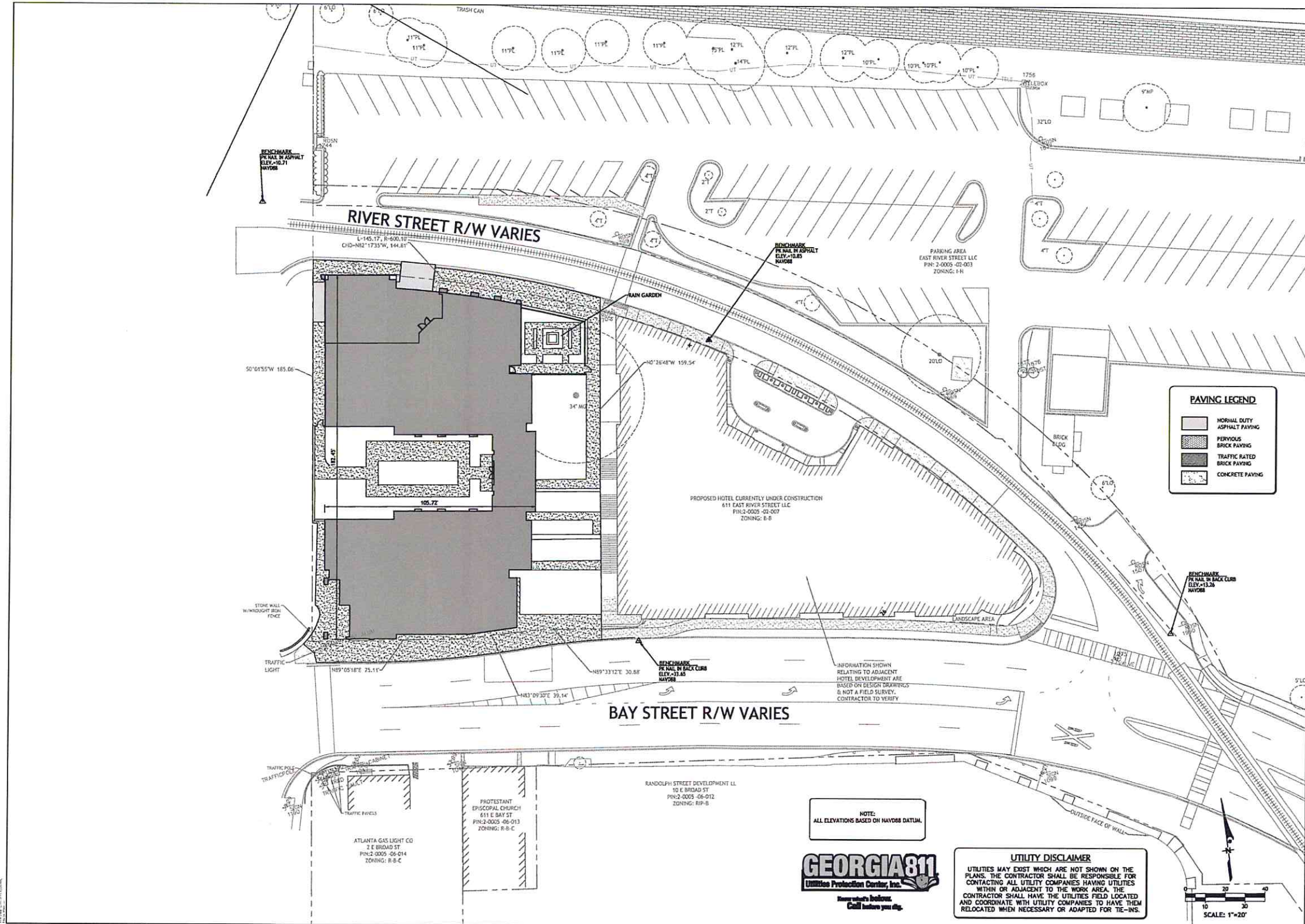
REVISIONS	
Date	Revisions

Job No: 1502  
Date: 03/11/2015  
Drawn By: GMS

MODEL IMAGES

C0.03

HDBR



Gunn Meyerhoff Shay  
architecture + urban development

www.sevannaharchitects.com  
427 East York Street  
Savannah, Georgia 31401  
P 912.232.1151

**LONG**  
ENGINEERING, INC.

128 Habersham street  
Savannah, Georgia 31401  
912-2326684  
www.longeng.com



600 EAST BAY STREET  
SAVANNAH, GA

REVISIONS

Date	Revisions

Job No: 0341-0040C  
Date: 3-10-15  
Drawn By: PVC

SITE PLAN

C3.0

GENERAL DEVELOPMENT PLAN SUBMITTAL

Gunn Meyerhoff Shay  
architecture + urban development

www.sevannaharchitects.com  
427 East York Street  
Savannah, Georgia 31401  
P 912.232.1151

600 East Bay Street  
Savannah, Ga

REVISIONS

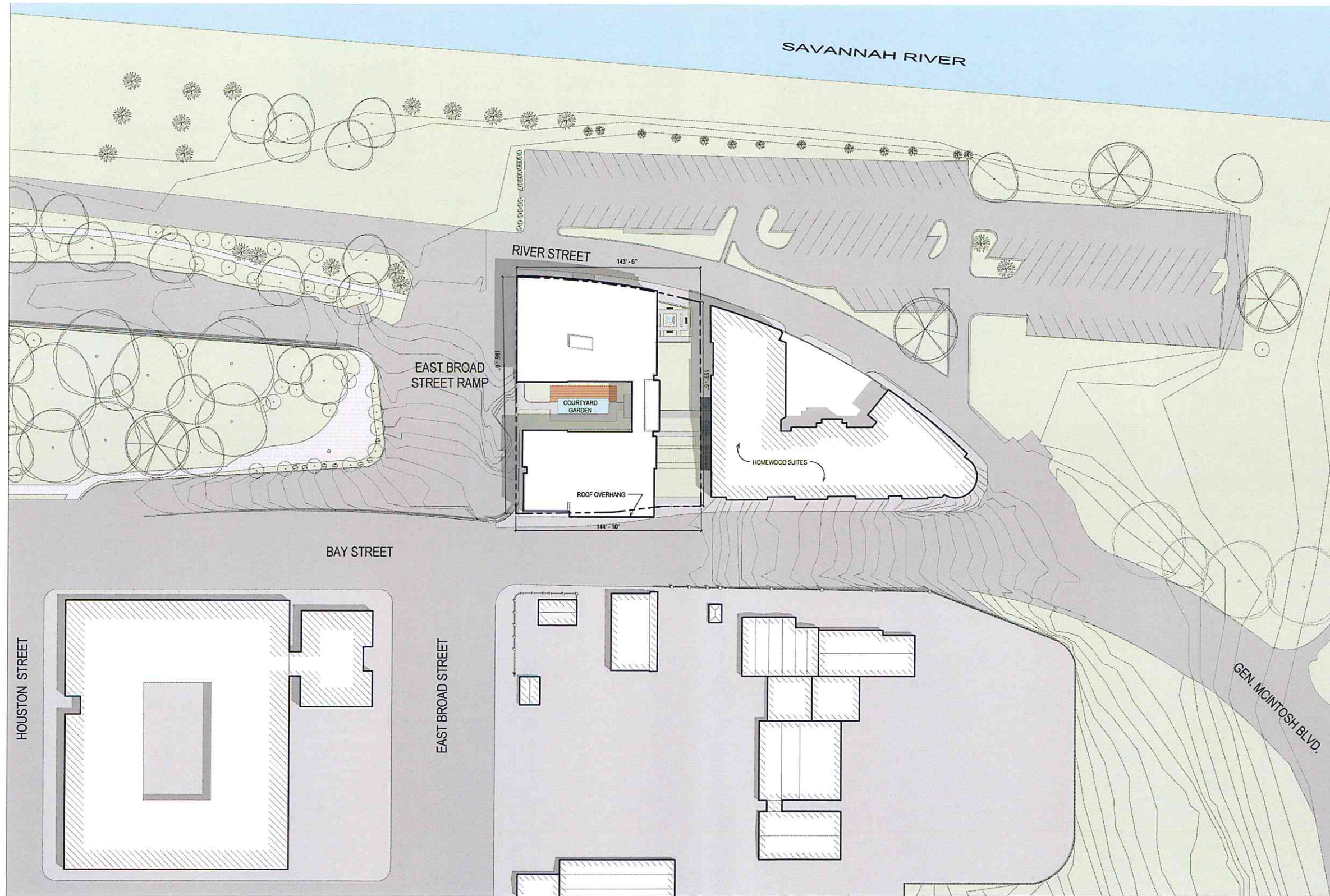
Date	Revisions

Job No: 1502  
Date: 03/11/2015  
Drawn By: Lena Engineering

GDP

C1.01

HDBR



Gunn  
Meyerhoff  
Shay

architecture  
+  
urban development

www.savannaharchitects.com  
427 East York Street  
Savannah, Georgia 31401  
P 912.232.1151

600 East Bay Street  
Savannah, Ga

REVISIONS	
Date	Revisions

Job No: 1502  
Date: 03/11/2015  
Drawn By: CMAS

ARCHITECTURAL  
SITE PLAN

C1.02

HDBR

1

Architectural Site Plan

1" = 30'-0"

600 East Bay Street  
Savannah, Ga

REVISIONS

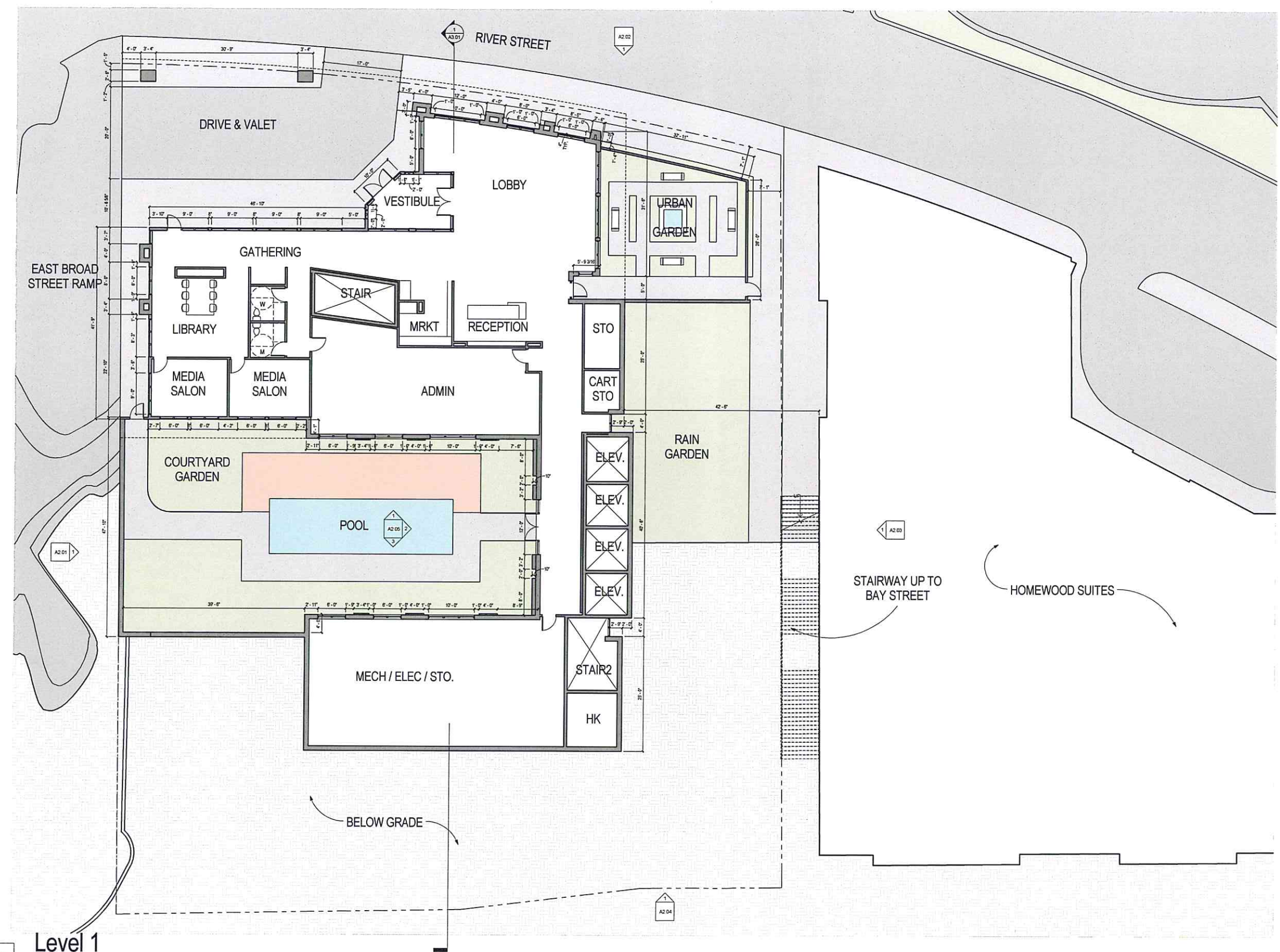
Date	Revisions

Job No: 1502  
Date: 03/11/2015  
Drawn By: GMS

LEVEL 1 - RIVER STREET

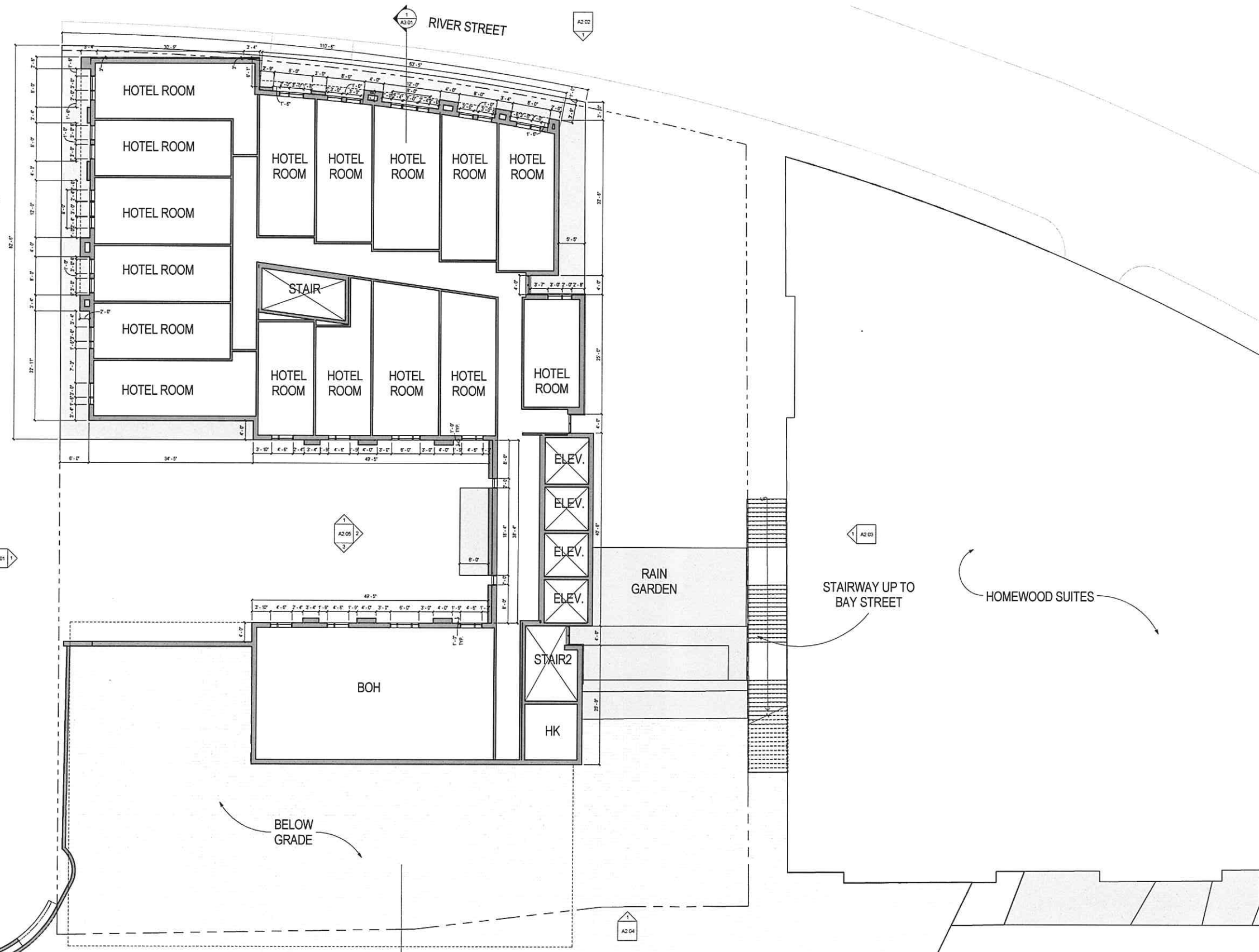
A1.01

HDBR



1 Level 1  
1/8" = 1'-0"





1 Level 2  
1/8" = 1'-0"

REVISIONS	
Date	Revisions

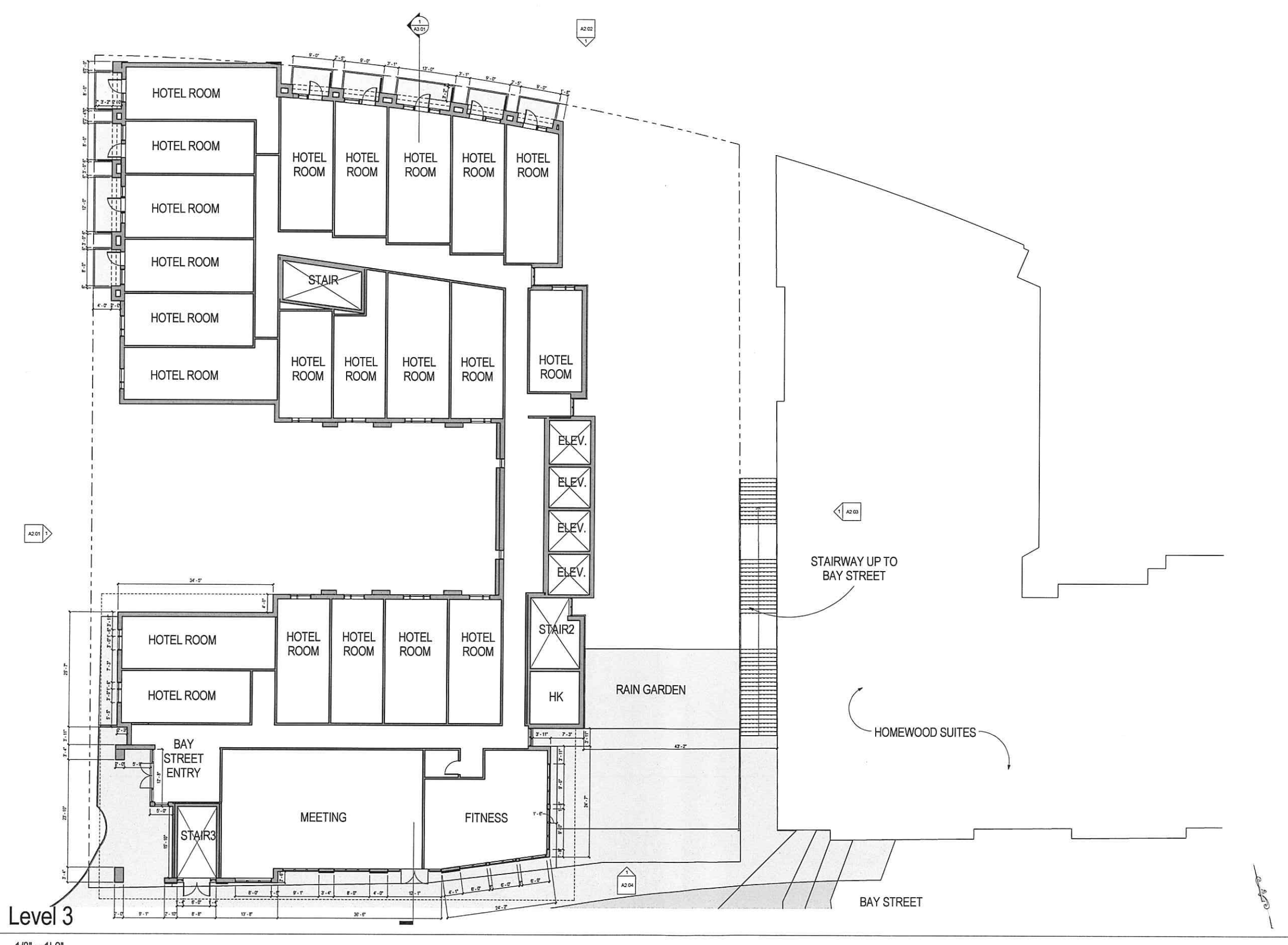
Job No 1502  
Date 03/11/2015  
Drawn By GMS

LEVEL 2  
A1.02  
HDBR

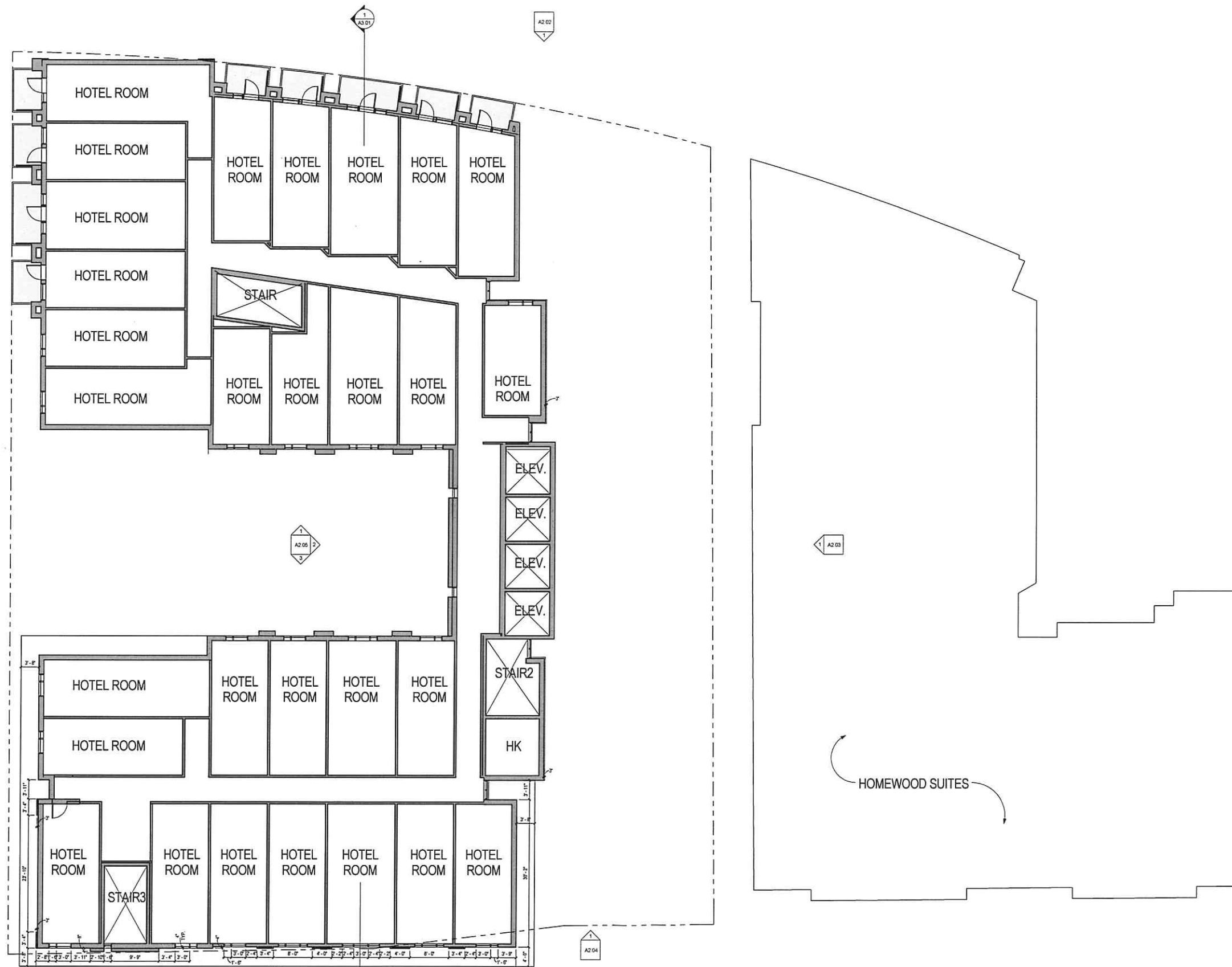
REVISIONS	
Date	Revisions

Job No: 1502  
Date: 03/11/2015  
Drawn By: GMS

LEVEL 3 - BAY STREET  
A1.03  
HDBR



1  
Level 3  
1/8" = 1'-0"



1 Level 4  
1/8" = 1'-0"

REVISIONS	
Date	Revisions

Job No: 1502  
Date: 03/11/2015  
Drawn By: GMS

LEVEL 4  
A1.04  
HDBR

600 East Bay Street  
Savannah, Ga



1 Level 5  
1/8" = 1'-0"

REVISIONS	
Date	Revisions

Job No 1502  
Date 03/11/2015  
Drawn By GMS

LEVEL 5  
A1.05  
HDBR

REVISIONS

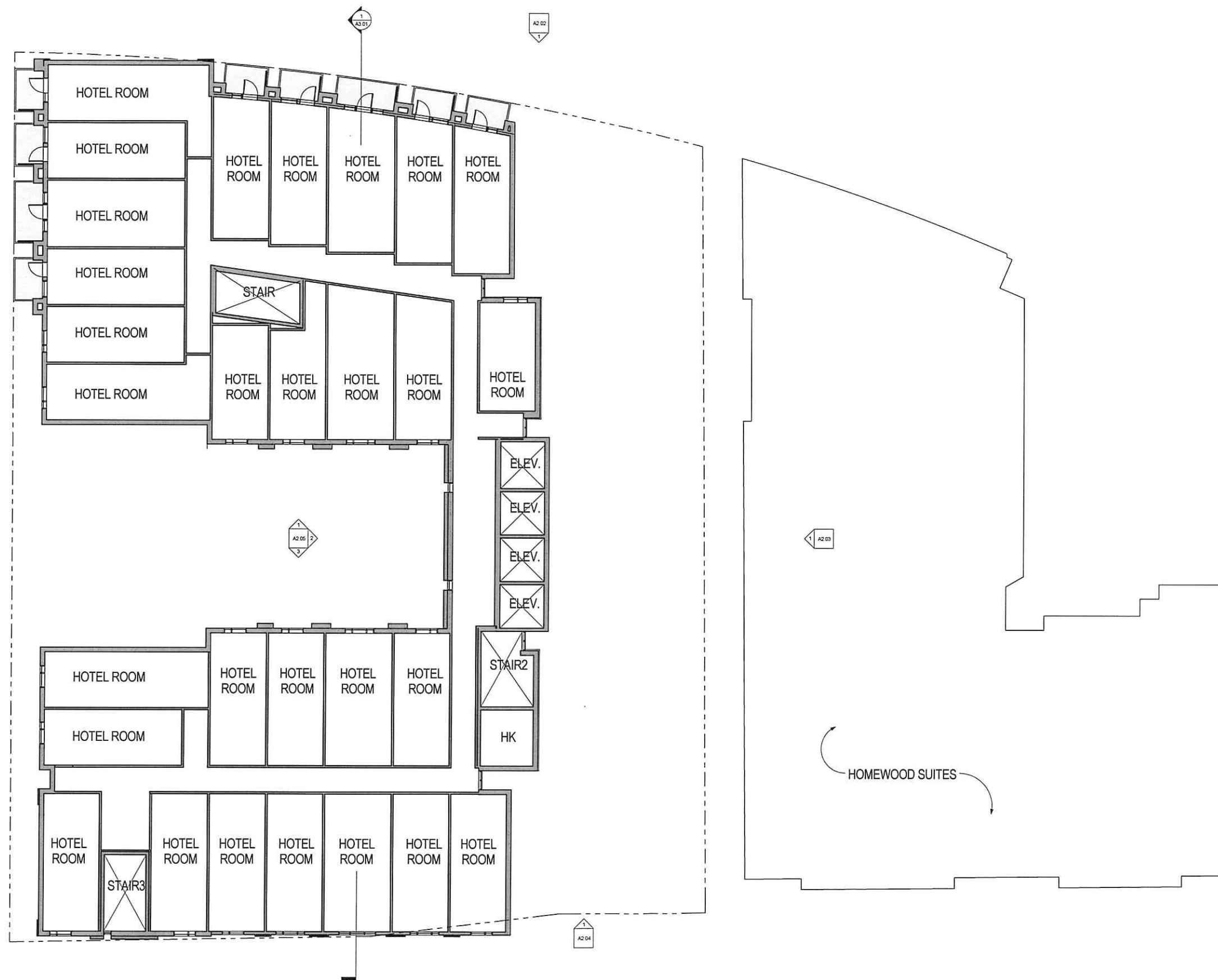
Date	Revisions

Job No. 1502  
Date 03/11/2015  
Drawn By GMS

LEVEL 6

A1.06

HDBR



1 Level 6  
1/8" = 1'-0"

REVISIONS	
Date	Revisions

Job No 1502  
Date 03/11/2015  
Drawn By GMS

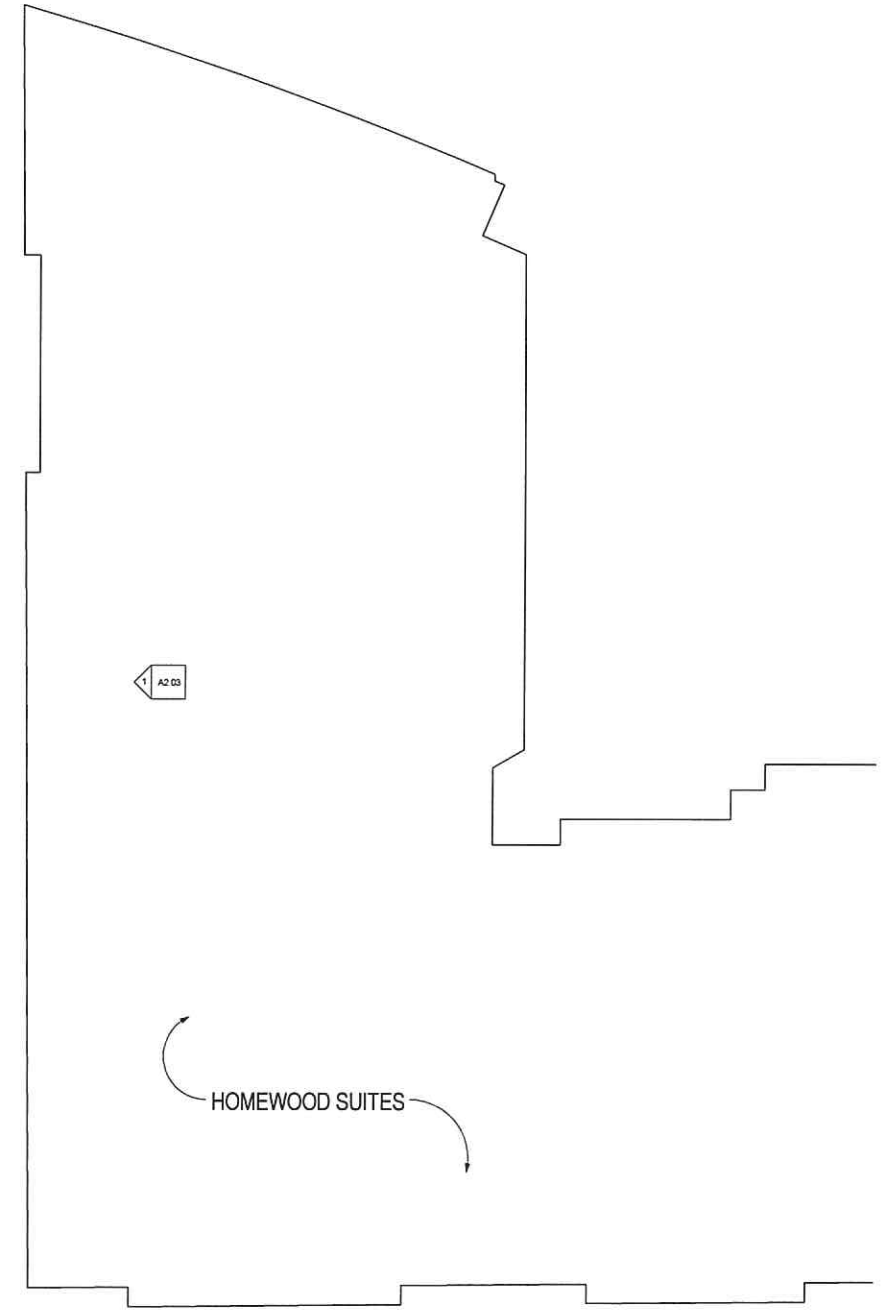
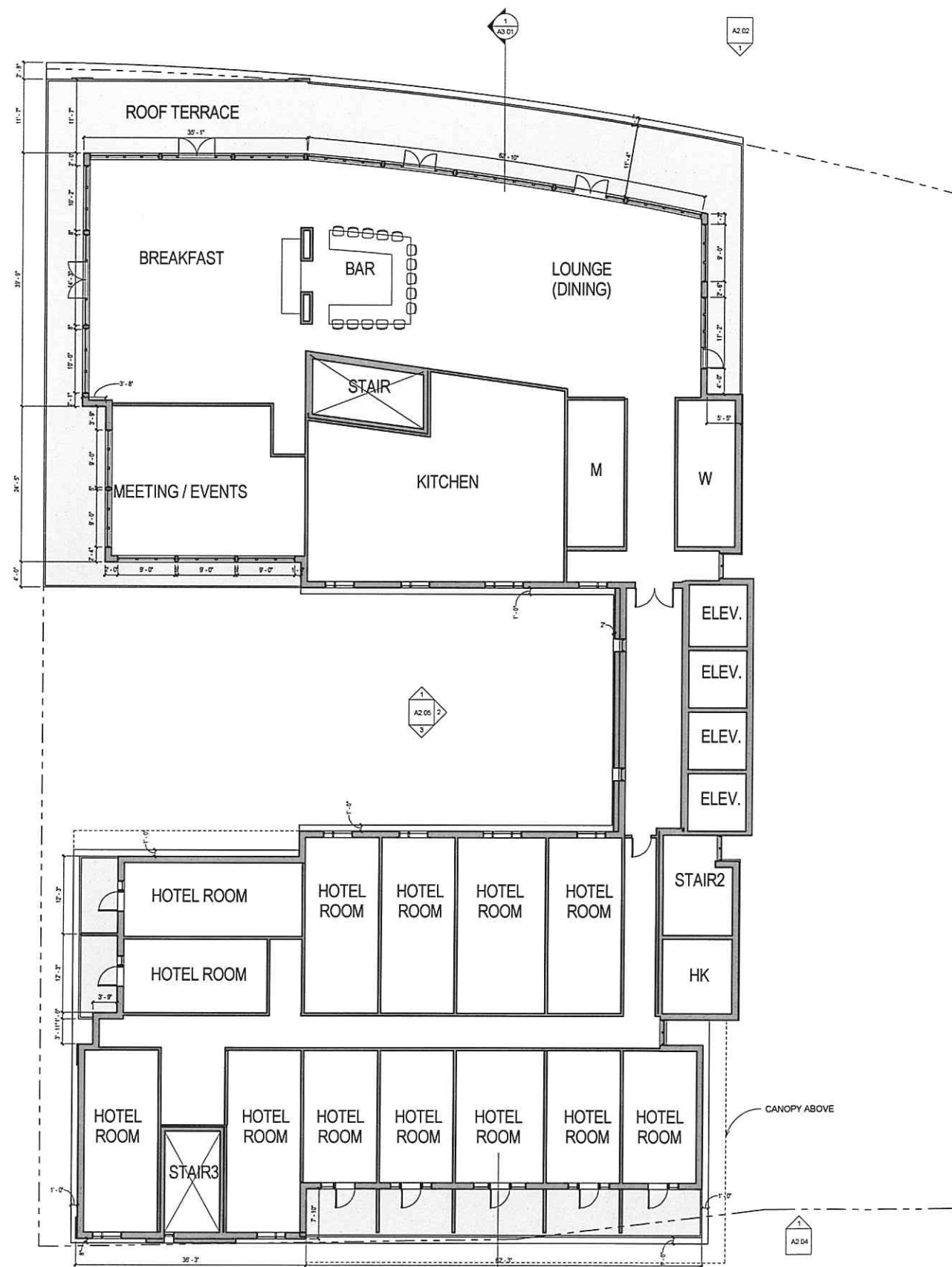
LEVEL 7

A1.07

HDBR



1 Level 7  
1/8" = 1'-0"



1 Level 8  
1/8" = 1'-0"

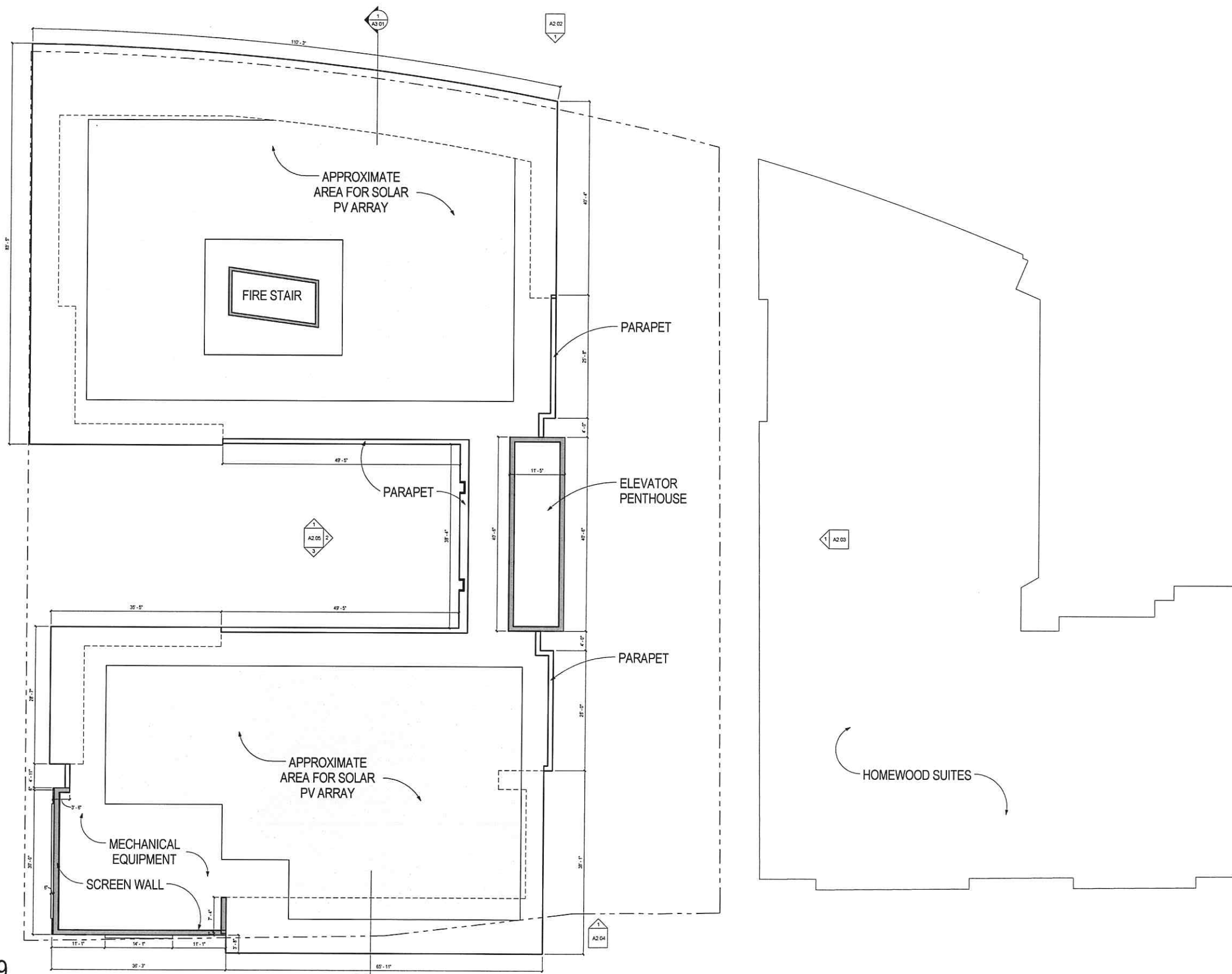
REVISIONS	
Date	Revisions

Job No. 1502  
Date 03/11/2015  
Drawn By GMS

LEVEL 8

A1.08

HDBR



1 Level 9  
1/8" = 1'-0"

REVISIONS	
Date	Revisions

Job No 1502  
Date 03/11/2015  
Drawn By CMS

ROOF  
A1.09  
HDBR



600 East Bay Street  
Savannah, Ga



1 West (East Broad Street)  
1/8" = 1'-0"

REVISIONS	
Date	Revisors

Job No: 1502  
Date: 03/11/2015  
Drawn By: GMS

West (East  
Broad Street)

A2.01

HDBR



1

North (River Street)

1/8" = 1'-0"

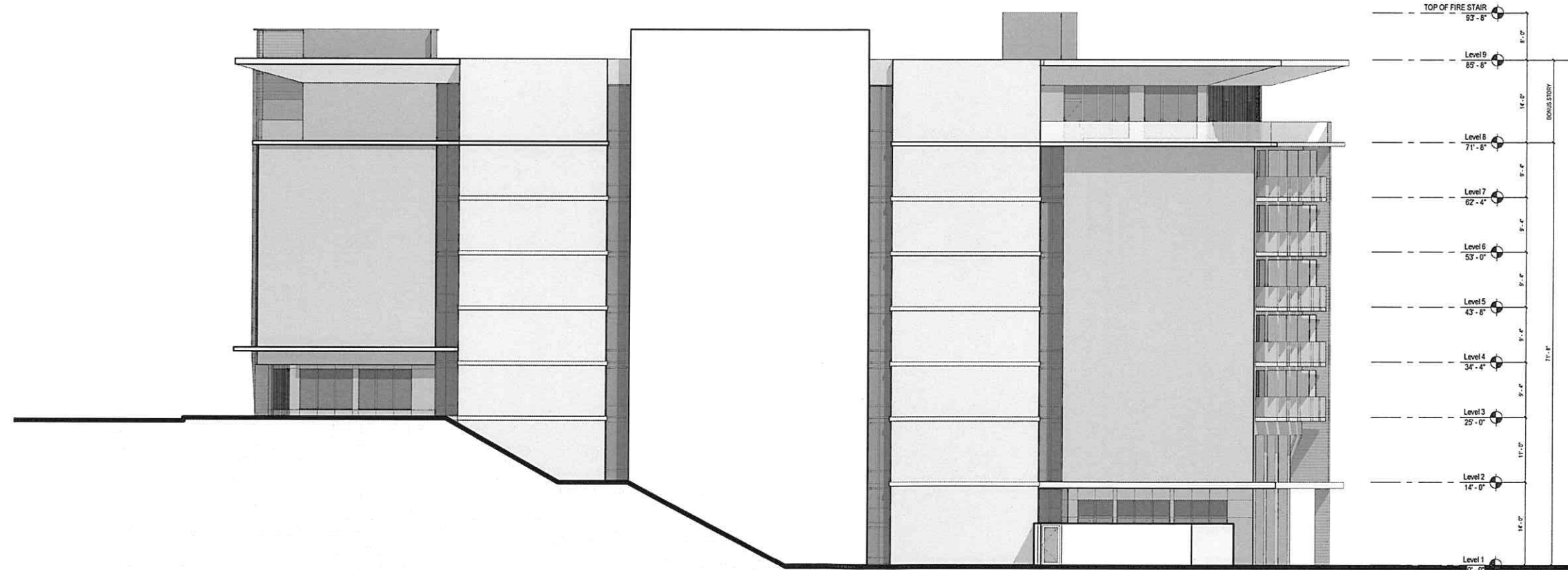
REVISIONS	
Date	Revisions

Job No.	1502
Date	03/11/2015
Drawn By	CMS

North (River Street)

A2.02

HDBR



1

East (Stair to River)

1/8" = 1'-0"

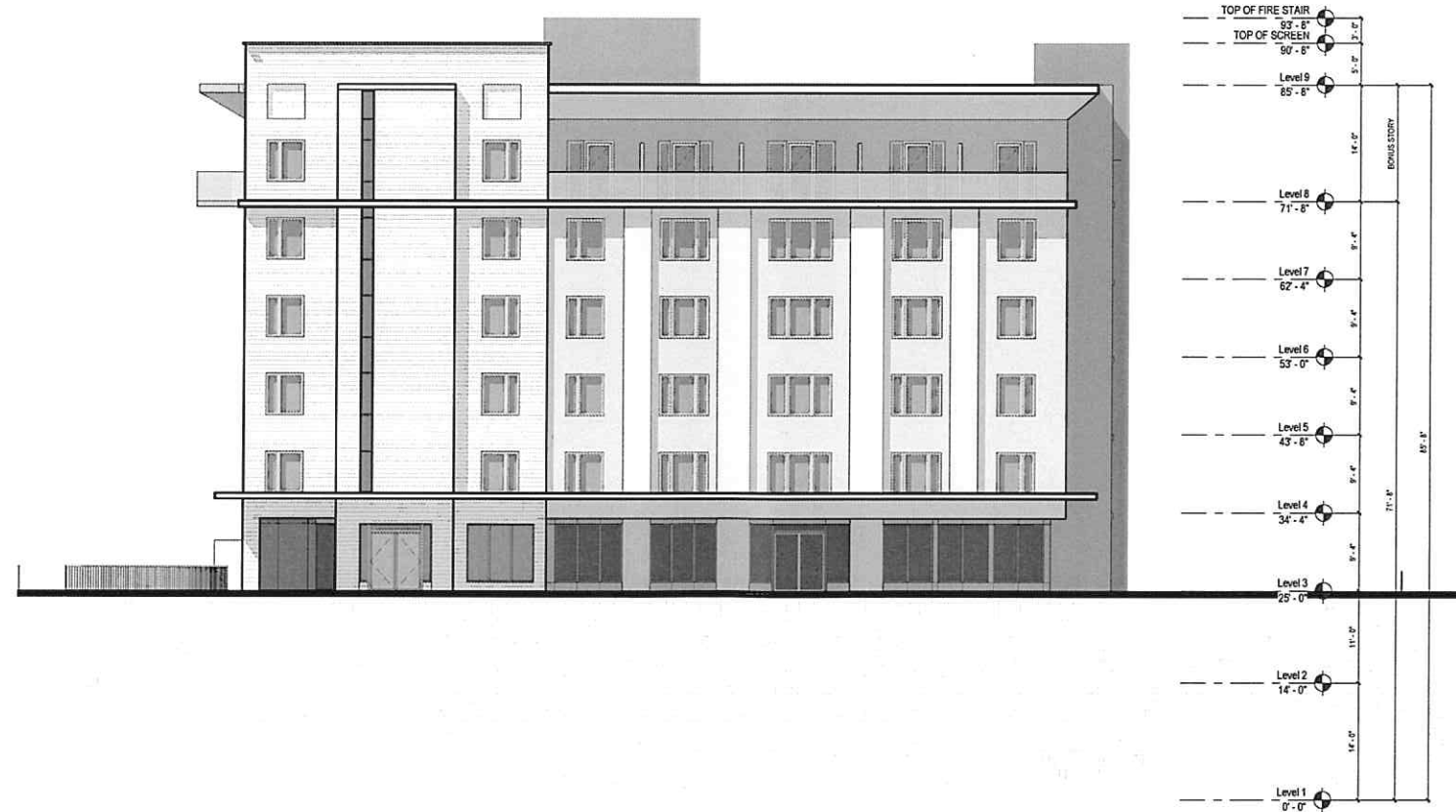
REVISIONS	
Date	Revisions

Job No: 1502  
Date: 03/11/2015  
Drawn By: GMS

East (Stair to River)

A2.03

HDBR



600 East Bay Street  
Savannah, Ga

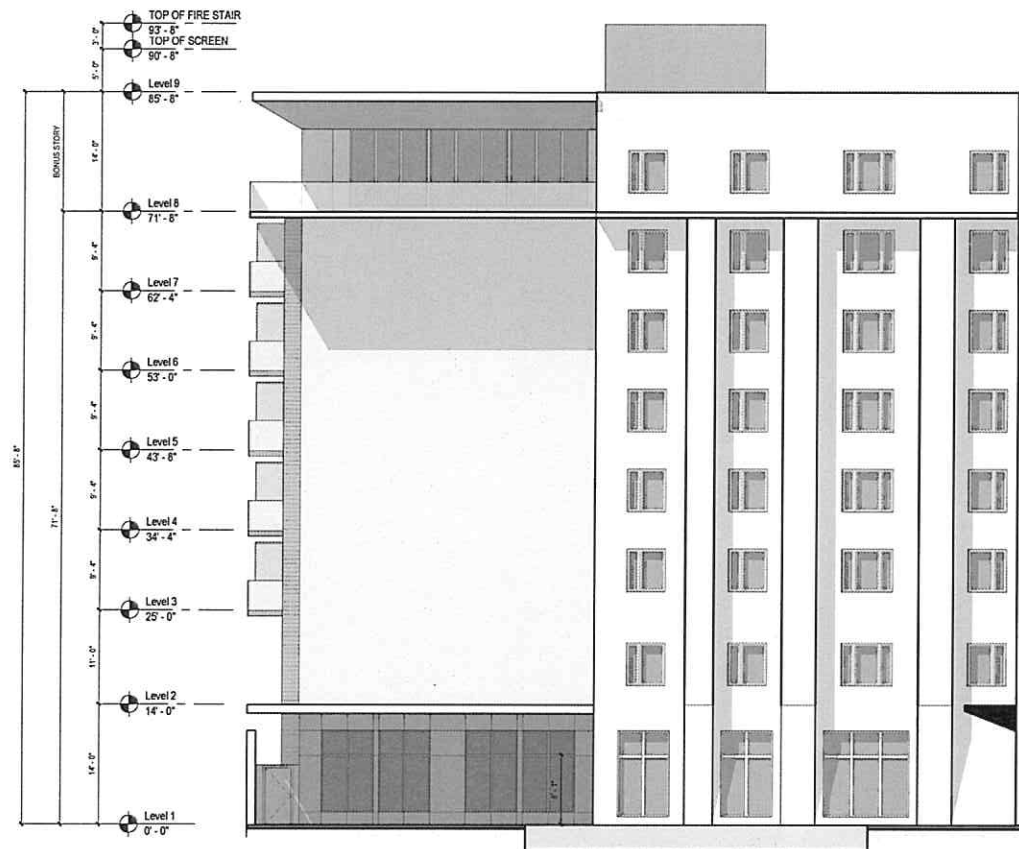
Date	Revisions

Job No: 1502  
Date: 03/11/2015  
Drawn By: GMS

South (Bay Street)

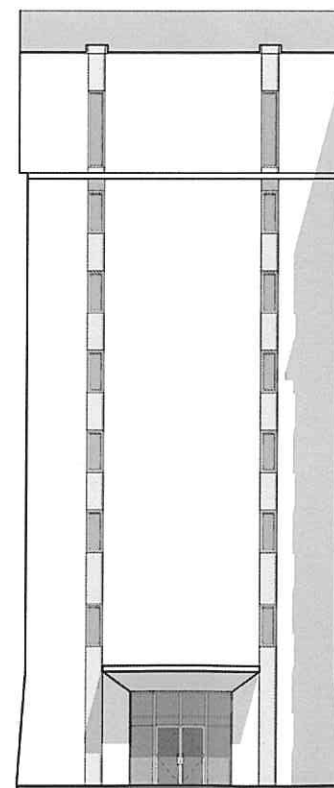
A2.04

HDBR



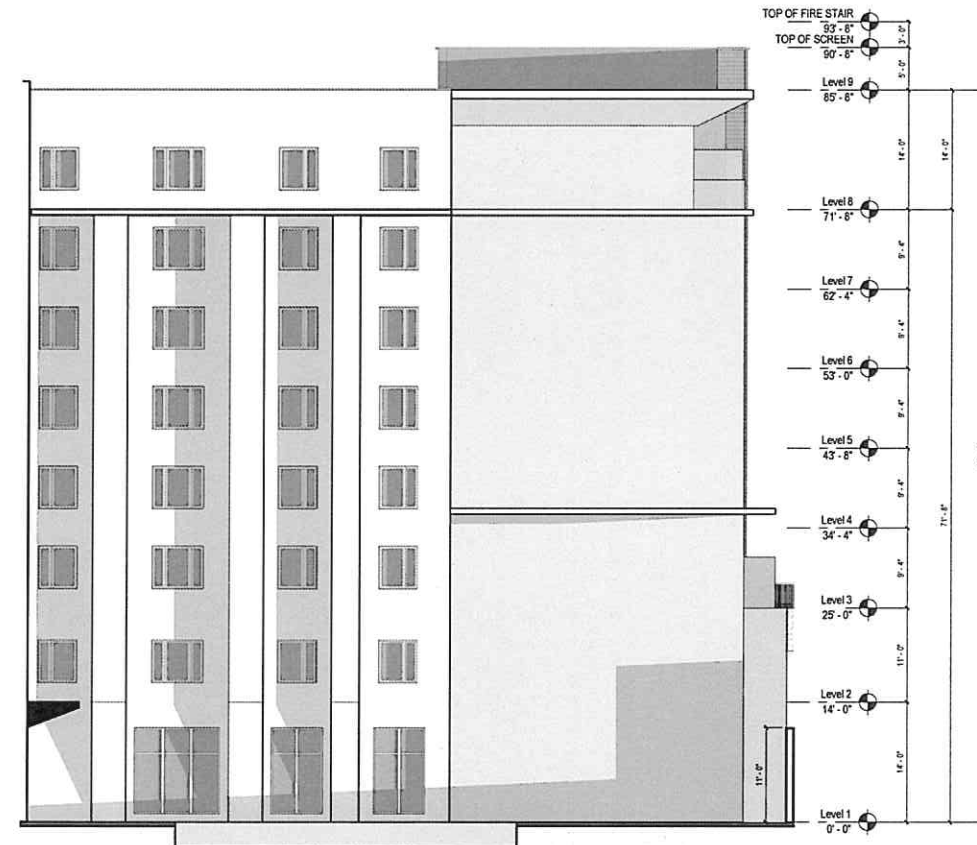
1 Courtyard - South

1/8" = 1'-0"



2 Courtyard - West

1/8" = 1'-0"



3 Courtyard - North

1/8" = 1'-0"

Date	Revisions

Job No: 1502  
Date: 03/11/2015  
Drawn by: CSM

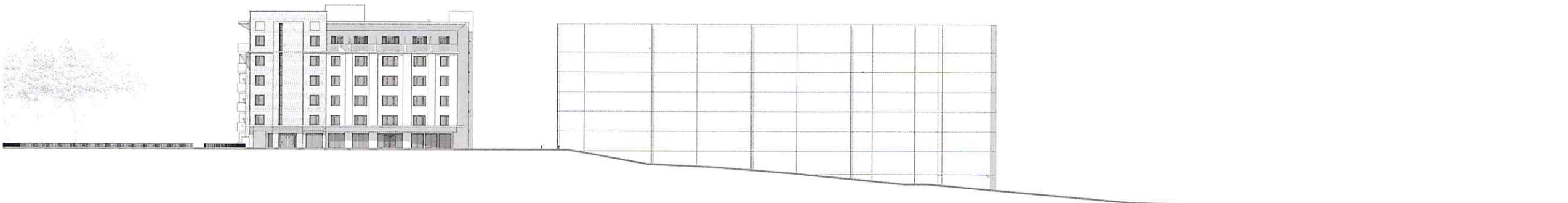
Courtyard  
Elevation

A2.05

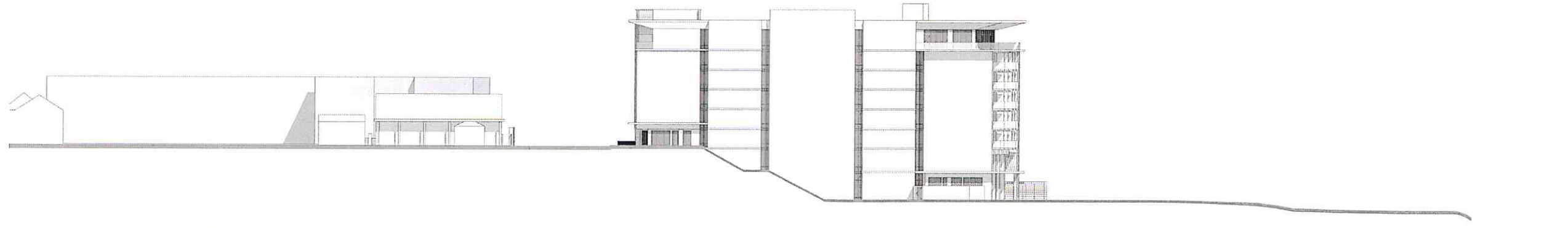
HDBR



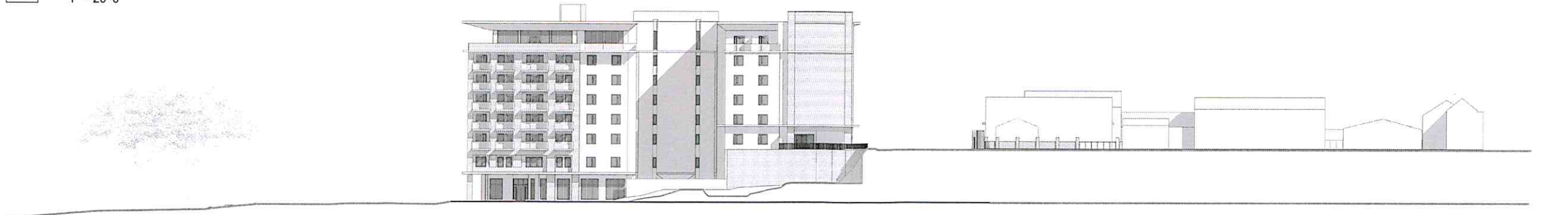
**1** Context Elev\_North (River Street)  
1" = 20'-0"



**2** Context Elev\_South (Bay Street)  
1" = 20'-0"



**3** Context Elev\_East (Stair to River)  
1" = 20'-0"



**4** Context Elev\_West (East Broad Street)  
1" = 20'-0"

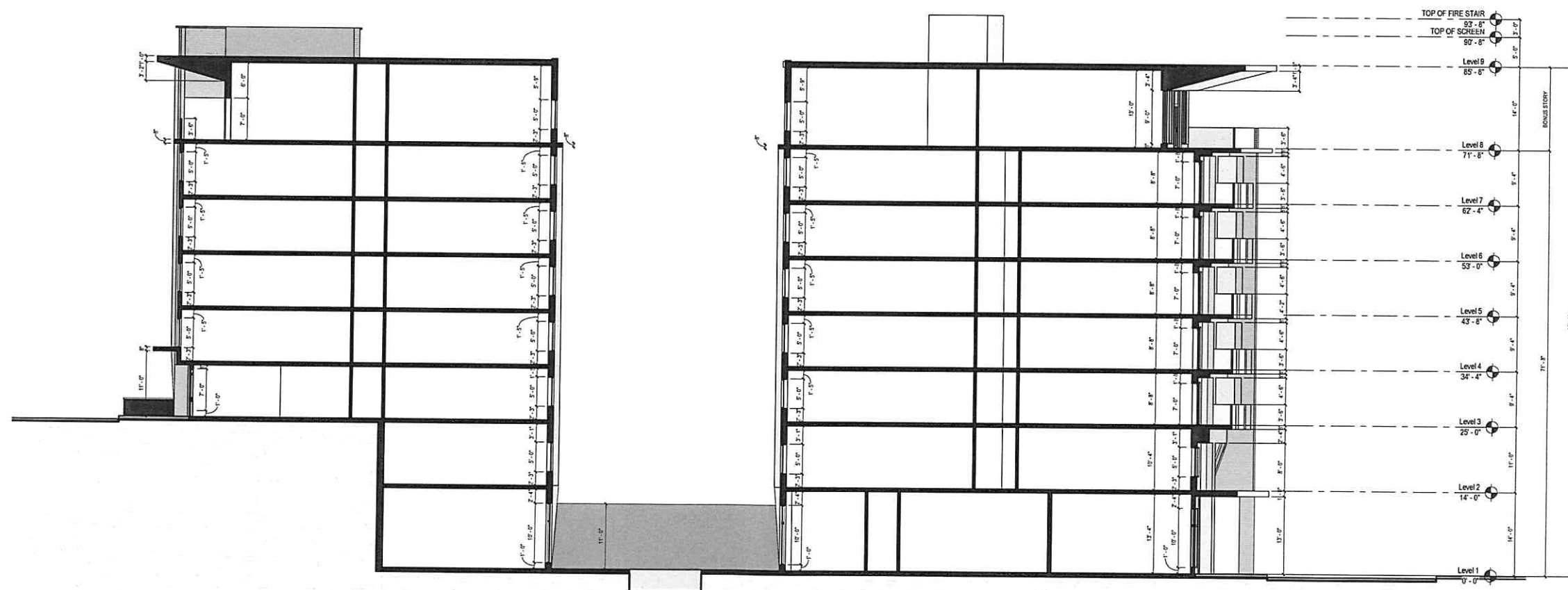
Date	Revisions

Job No: 1502  
Date: 03/11/2015  
Drawn By: CMS

CONTEXT  
ELEVATIONS

A2.06

HDBR



1 Building Section  
1/8" = 1'-0"

Date	Revisions

Job No. 1502  
Date 03/11/2015  
Drawn By GMS

Sections
A3.01
HDBR