STAFF REPORT: 02-12-2020 MEETING **APPLICATION NUMBER:** 20-6623 **ADDRESS**: 110 E. FERRY **HISTORIC DISTRICT**: EAST FERRY **APPLICANT**: NICOLE RITTENOUR, PUSH DESIGN **DATE OF COMPLETE APPLICATION**: 01/17/2020 **DATE OF STAFF SITE VISIT**: 1/30/20

SCOPE: INSTALLATION OF ACCESSIBLE RAMP, DORMER (ELEVATOR OVERRUN), ROOF ACCESS WINDOW & LADDER, SKYLIGHT, NEW MECHANICAL UNITS, WIDEN REAR DOOR, RELOCATE FENCE, BRICK PAVER PATIO, REMOVAL OF DOOR, MASONRY CLEANING & TUCK-POINTING

EXISTING CONDITIONS

The residential structure, historically known as the William Jackson House, was constructed in 1887. Built in the Queen Anne style, the HDAB's Final Report for the E. Ferry District (1981) describes the structure as a two and one-half story, multi-gable, brick house with an octagonal corner tower. It has rock-faced red sandstone trim, a Romanesque styled front porch, and elaborate foliated carving surrounding a projecting woman's head in the front gable. A matching carriage house is located at the southeast corner of the property. Jackson, active in the early telephone industry in Michigan, was president of the Michigan State Telephone Company. He was also president of the Municipal Lighting Commission (1893-1984) under Mayor H.S. Pingree.



Sanborn Map – 1897



Photo - Not dated - based on ivy growth, likely 1970s

After two successive owners, the property began a series of transformations in use and physical alterations. The carriage house was remodeled into a single-family dwelling in 1926; in 1929 the house was sold to Merrill-Palmer for use as a staff residence. Alterations to the house were made in 1941 and 1942; it later became the home of Your Heritage House, a children's fine arts museum. The museum occupied the residence at time of district designation (1981) until it closed in 2005. In 1997, the carriage house became a part of the Inn at Ferry Street. The current owner purchased the residence from Midtown Detroit in 2018.





These three photographs are from the Local Historic District designation slides. 1981. More recently, the HDC and HDC staff issued COA's for the following projects:

November, 1997Removal of the slate roof and asphalt roof installationMay, 2005Repair of porches, eaves/soffits, trim, window sills and masonryOctober, 2005Repainting: B:8 Grayish Brown and B:16 Light Grayish OliveApril, 2006Replacement of wood frieze with fiberglassAugust, 2018Installation of new wood, aluminum-clad sash to match existing function and
glass; leaded glass windows to remain

PROPOSAL

The renovation of the three-story building includes:

- Add roof dormer to accommodate new elevator (southeast corner of the roof)
- Add mechanical equipment to flat roof (southwest corner of roof
- Add a roof access window and wall-mounted roof access ladder
- Add fixed skylight
- Add accessible ramp at rear entry
- Widen existing 36" masonry opening (which allowed for a narrower door) at rear to accommodate a 36" door
- Move existing iron fence in same configuration but towards Ferry Street
- Add mechanical units on concrete slabs at two locations at-grade
- Repoint brick joints where necessary to stabilize exterior masonry walls
- Clean efflorescence and staining from rust and biological growth
- Add brick paver patio with perimeter landscaping beds to match existing
- Removal of door on west elevation

STAFF OBSERVATIONS AND RESEARCH

- HDC staff found a recent (May 2019) article which discusses the 2018 sale of the building and the
 owner's intentions for its use, further explaining the reasons for the current scope of work. A copy of
 the article is included with the staff report.
- The dormer for the elevator overrun is proposed for the roof facing John R, one of the two major historic elevations. The dormer's design and location is such that the adjacent historic gable protrudes further from the house and the gable's ridge is higher than the top of the proposed dormer.
- The mechanical equipment to be located on the flat roof is shielded from the main public view due to the third story, as well as the steeply pitched hip roofs.
- The roof access window and ladder will be placed on the west-facing roof, adjacent the mechanical equipment on the flat roof, and will only be visible from the rear and southwest elevations.
- The fixed skylight will be located on the rear elevation of the roof. As the glass area is flat, the skylight will minimally protrude beyond the roof. Due to the placement of the east elevation chimney, the skylight is further shielded from view.
- The ramp will be visible due to the elevated height of the rear door and the narrow dimension between the door and the rear yard sidewalk. These dimensions will cause the ramp to be exceptionally long. However, the ramp is proposed for the rear elevation and will not protrude past the side porch near the front of the house, keeping it hidden from the front elevation. Also, its long length means its width is still fairly narrow so its impact on the east elevation will be lessened. The proposed side yard landscaping will further reduce its visual impact from John R.
- The widening of the rear door will be minimal, so the existing canopy will not be altered. The new door and transom will be solid wood. The new door will have a large clear pane of glass with three panels below, vs. the existing fully paneled door.
- The masonry cleaning was not described, but staff will recommend it adhere to the Commission's Masonry Cleaning Guidelines. The tuck-pointing, as detailed in the scope of work, will match the historic mortar composition, as well as matching the color, dimension and profile of the existing mortar joints.

- Sheet H4 shows the removal of a door (in the proposed kitchen) and the opening being enclosed. It looks like the closure will be recessed so the historic opening will remain and could be easily reopened in the future.
- The proposed location of the brick paver patio and landscaping beds are to be located on the southwest end of the house. Visible from the front walk, the patio is a typical detail for a residential yard and in keeping with the historic nature of the neighborhood.
- The relocation of the existing metal fence within the side/west yard complies with the HDC's Fence Guidelines.

ISSUES

- Though the proposed elevator "dormer" will not destroy any character-defining features, the currently
 proposed finishes (painting the shake siding and trim in two colors to match the historic dormer) will
 detract from the historic character of the existing roof elements. Treatment to finish the dormer in a less
 obtrusive scheme is recommended.
- A detail on how the roof membrane will be installed on the dormer was not submitted. Staff wants to make sure it will not be installed in a way that is visible from the street.
- The at-grade mechanical units proposed for the yard adjacent the east elevation of the house (and accessible ramp) which faces John R, is another intrusion to the historic integrity of this site. The atgrade units specified are 30" above grade. Finish color shown on the catalog cut is tan/light brown. While landscaping will be installed that can possibly hide the units, the audible intrusion of the units when they are running can't be masked.
- No notations or detailed elevation was submitted to confirm how the door opening on the east elevation will be enclosed.

RECOMMENDATION

It is staff's opinion the projects, as proposed, will not alter historic features or materials that characterize the property.

Therefore staff recommends the Commission issue a COA for the projects, as proposed, as they meet the following Secretary of the Interiors Standards for Rehabilitation, especially:

#1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

#2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided

#5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

#6) Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

#7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

#9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10). New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

However staff recommends the Commission issue the COA with the following conditions:

- The two mechanical units proposed for the east side yard be moved to be adjacent the other at-grade mechanical units proposed for the southwest rear of the building.
- A detail will be drawn confirming how the west elevation door will be enclosed.
- Paint color(s) for the accessible ramp will be selected.
- Less obtrusive finishes and materials are selected for the elevator dormer.
- A detail of the dormer roof is created to show how the membrane roof will terminate against the wood trim.

Revised and/or additional drawings will be submitted to staff for review.















January 24, 2020



110 East Ferry Street

PROJECT INFORMATION

Description of Existing Conditions

This project site is located in the East Ferry Avenue Historic District listed on the U.S. National Register of Historic Places. The house was constructed in 1887. It is a 3-story structure plus basement with an octagonal turret at the northeast corner. The roof is primarily a hip-structure with a gable at each north, east and west elevations. The roof has three dormers that accommodate window openings. There are five masonry chimneys with fluted details in the brickwork.

The exterior of the building is masonry bearing wall construction at the basement through second stories. The third floor (attic) is framed primarily in wood and clad with a combination of wood trim, stucco and wood shingles. The masonry is in fair condition but in need of repointing and cleaning at all elevations and chimneys. The exterior woodwork and trim is in good condition to be painted to match existing colors and scheme. The existing roof is in good condition and to remain.

Description of Work

Renovation of existing historic 3-story building plus basement. Building improvements include new accessible entrance and site ramp, new elevator, new mechanical, electrical and plumbing systems, (2) new stairs, wall finishes, new fixture and finishes throughout. There is no proposed work to windows as part of this submission. The doors at the front entry are to remain.

Exterior masonry scope includes cleaning of efflorescence and staining from biological growth or rust, and repoint masonry where water has deteriorated joints with a 3 to 1 mason sand to Type N Mortar mix. The masonry work is to maintain the masonry and improve the overall integrity and lifespan without changing the original look. Exterior masonry restoration to be performed by Albaugh Masonry Stone and Tile of Pontiac, MI. Contact Scott Albaugh at 248-762-5920 or 248-335-4850.

110 East Ferry - Detailed Scope of Work

- Add roof dormer to accommodate elevator on southeast corner of roof.
- Add mechanical equipment to flat roof at southwest corner of roof.
- · Add a roof access window and fixed skylight
- Add accessible ramp at rear entry wood ramp with painted wood guard wall.
- Widen existing 36" masonry opening at rear to accommodate a 36" door
- Move existing iron fence in same configuration but towards Ferry Street
- Add mechanical units on concrete slabs at (2) locations on ground.
- Repoint brick joints where necessary to stabilize exterior masonry walls.
- Clean efflorescence and staining from rust and biological growth.
- Add brick paver patio with perimeter landscaping beds to match existing.



North Elevation



Photo #1 Typical Sandstone Condition



Photo #3 Additional Cleaning



North Porch West Wall



West Elevation 1



West Elevation 2



West Elevation 3



South Elevation

















Typical Chimney Repairs







PROPOSED ALTERATIONS TO 110 EAST FERRY STREET







2 IMAGE OF WEST ELEVATION



EXISTING CONDITION PHOTOGRAPHS

IMAGE OF NORTH ELEVATION (FROM FERRY STREET)







2 IMAGE OF SOUTH ELEVATION





EXISTING CONDITION PHOTOGRAPHS











PROPOSED PLANS









PROPOSED PLANS











SCALE: 1/8" = 1'-0"

PROPOSED PLANS









PROPOSED PLANS



110 E. FERRY 02/03/2020

EXISTING CHIMNEY



1

SOUTH EXTERIOR ELEVATION SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATIONS

EAST EXTERIOR ELEVATION (FROM JOHN R STREET) SCALE: 1/4" = 1'-0" 2

ELEVATOR DORMER AT PROPOSED ELEVATOR DORMER SCALE: 1/4" = 1'-0"

ENLARGED DORMER ELEVATION

SCALE: 1/4" = 1'-0"

2 ELEVATION DETAIL AT PROPOSED ELEVATOR DORMER

PROPOSED ROOF DETAILS

110 E. FERRY 02/03/2020 H11

EXISTING EXTERIOR DOOR AT REAR

PROPOSED DOOR DETAILS

PROPOSED REAR DOOR ELEVATION SCALE: 1/2" = 1'-0"

SCALE: 1 1/2" = 1'-0"

1 PROPOSED PATIO PLAN SCALE: 1/2" = 1'-0"

PROPOSED PATIO PLAN

1 EXISTING CONDITIONS - PROPOSED LOCATION OF PATIO

EXISTING CONDITIONS - PROPOSED LOCATION OF PATIO

2 EXISTING CONDITIONS - PROPOSED LOCATION OF PATIO

4 EXISTING CONDITIONS - PROPOSED LOCATION OF RAMP AND MEP EQUIPMENT

SITE PHOTOGRAPHS

5 EXISTING CONDITIONS - PROPOSED LOCATION OF RAMP AND MECH EQUIPMENT

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EFFICIENCIES OF UP TO 13.00 SEER* OR BETTER

PEACE-OF-MIND PROTECTION

The 13ACX comes with a 5-year limited warranty on the compressor and covered components.** $\space{\space{2.5}}$

*The cooling efficiency rating for air conditioners is Seasonal Energy Efficiency Ratio, or SEER. The higher the SEER, the better the energy performance, and the more you save.

**Covered components may be eligible to receive a 10-year limited warranty. Online equipment registration at www.lennoxregistration.com is required within 60 days of installation (except in California and Quebec) or Lennox' base warranty will apply. Applies to residential applications only. See actual warranty certificate for details.

Note: Due to Lennox' ongoing commitment to quality, specifications and ratings are subject to change without notice.

MERIT® SERIES 13ACX SPECIFICATIONS

Model	018/024	030/036	042	048	060
Dimensions HxWxD (in) HxWxD (mm)	25-1/4 x 24-1/4 x 24-1/4 641 x 616 x 616	29-1/4 x 24-1/4 x 24-1/4 743 x 616 x 616	29-1/4 x 28-1/4 x 28-1/4 743 x 718 x 718	33-1/4 x 28-1/4 x 28-1/4 845 x 718 x 718	29-1/4 x 28-1/4 x 28-1/4 743 x 718 x 718

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Provides exceptional heat transfer and low air resistance for high-efficiency operation.

DIRECT-DRIVE FAN

The precision-balanced fan is designed to ensure quieter operation and longer unit life.

DEPENDABLE SCROLL COMPRESSOR

Provides reliable and efficient operation year after year.

PERMAGUARD[™] CABINET

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Condenser Units 13acx-60

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Fixed Skylight FS C08

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Fixed Skylight FS Model

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- Provides twice as much light as vertical windows.
- The lower profile of the fixed skylight gives your roof a clean, streamlined appearance.

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The No Leak Skylight

Layers of Water Protection

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Fixed Skylight C08

110 E Ferry

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BI SERIES RESTAURANT DUTY UTILITY SET - VERTICAL DISCHARGE UPPER LEFT

LOW CFM DIRECT FIRED HEATER

D76

□ Air Volume: 600 – 1,800 cfm

D Maximum SP: 2" wg. @ standard air density

DESCRIPTION

The Direct Gas Fired Make-Up Air package is designed to deliver tempered make-up air for installations requiring frequent air changes. Units are designed for natural and propane gas applications, and for indoor or outdoor installation.

Direct Gas-Fired Heater, for use in tempering make-up air. Packages are certified to the ANSI Z83.4a-2001/CSA 3.7a-2001 combined safety standard. One size is available with a max BTU rate of 241,290 and 1,800 CFM. Units are designed for natural or propane applications and are rated for indoor/outdoor installations in commercial occupancies. A unique feature is the self-adjusting burner profile plates allowing 2-speed and variable-air-volume applications. The plates ensure proper air velocity and pressure drop across the burner for clean combustion. Spring-loaded profile plates react to the momentum of the fresh air stream, therefore, no motors or actuators are needed to drive them, nor do they need to be manually set to a specific position.

Standard features include intermittent spark ignition system with timed safety lockout, and redundant gas valves. Units consist of a galvanized enclosure with an elevated gas burner which burns directly in the air stream. The burner consists of non-clogging, stainless steel combustion baffles attached to a aluminum gas supply section. The burner is capable of nearly 100% thermal efficiency with a maximum turndown ratio of 15 to 1. The products of combustion mix with the make-up air which is introduced into the heater intake directly from outside the building. The burner module has a standard horizontal inlet and discharge duct connection and is located upstream of the blower. The heater has a standard horizontal inlet designed to accommodate an outside air inlet hood with standard 2" filter and screen.

To satisfy a variety of installation requirements, packages are available in a number of configurations which include additions of filtered intake with easy access door and a trunkline that is used to move the air intake away from the grease laden exhaust air. Screened intakes are used to stop debris from being pulled in to the heater. The screened intake attaches directly to the filtered intake or the trunkline.

Combination packages that include both exhaust and supply fans mounted on a single roof curb are also available, please contact your sales representative for more information.

FEATURES & BENEFITS

<u>Direct Fired Profile Plate</u> <u>Description</u> Direct fired burners shal plates designed to ensur plates shall allov burners maxinum of 5ppn of carbo

<u>Application</u> Spring-loaded kurner pro a fresh air stream, vitho With this feature, all DF

UNIT INFORMATION.

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	MODEL	VEIGHT	BURNER LENGTH	BTU ШV	BTU HIGH	MIN	MAX	MIN	MAX	FILTER SIZE & QTY	MAX. FILTER VELOCITY	All profile plate assemble safety standards ANSI Z
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Home

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110 E. Ferry

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LARG 38 CM X 15"	E RECTANGLE 25.4 CM X 7 CM X 10" X 2.75"	SQU, 25.40 CM X 25 10" X 10"	ARE .4 CM X 7 CM ' X 2.75"	12.7 CI 5	RECTANGLE M X 25.4 CM X 7 CM ' X 10" X 2.75"	
Features	Laying Patterns	Packaging	Important Infor	rmation	Specifications	
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CRAIN'S DETROIT BUSINESS

May 05, 2019 12:04 AM

Navigating digital transformation, media mogul Nancy Tellem transforms historic Detroit home

MARY KRAMER Group publisher М

Brandy Baker

Media-focused entrepreneur Nancy Tellem stands in front of the historic home at 110 E. Ferry St. that she is renovating with hopes of turning it into a community meeting and workspace in Detroit.

When Arn Tellem joined the Detroit Pistons organization in 2015, there was a big bonus for Detroit that wasn't in his contract with Pistons owner Tom Gores: Tellem's wife, Nancy, moved here, too.

Arn Tellem's local impact is clear: In four years as vice chair of Tom Gores' Detroit Pistons organization, he negotiated the deal to move the Pistons from Auburn Hills to Little Caesars Arena in downtown Detroit. He hatched a deal with Henry Ford Health System to create a multi-purpose training center, community activities space and sports medicine center on the northern fringe of Midtown. And just last week, Wayne State University announced it would build a basketball arena that would be shared and leased by the Pistons for its G League team.

It may be taking Detroit awhile to catch on that Nancy Tellem is a deal-maker, too. But her deals are hatched elsewhere — in Hollywood, New York and even Bentonville, Arkansas.

Today, Nancy Tellem is working on both coasts. Commuting almost weekly to Los Angeles, she is executive director in the Office of the CEO at Metro-Goldwyn-Mayer, focusing on the film company's long-term strategy in a media world turned upside down with digital and streaming players eclipsing the traditional film producers and distributors.

And she remains executive chairman of a digital interactive media company Eko, an Israeli startup with a studio in New York. Late last year, Eko formed a joint venture with Walmart Inc. to develop original content. That deal includes a \$250 million investment by Walmart in Eko, whose interactive storytelling allows plot twists directed by how the user interacts with the story.

Printable

Built in 1887, the property at 110 E. Ferry Street was formerly known as the William Jackson House and "Heritage House", a children's museum.

Back in Detroit, Nancy Tellem's local profile will grow since she bought a historic building last year in Detroit's cultural district — a block from the Detroit Institute of Arts and College for Creative Studies and three blocks from Wayne State. She intends to transform the 1887 Queen Anne home into a business accelerator and co-working space for local creatives and media-focused entrepreneurs.

"I'm not clear on the business model, but I am clear that this will be a place where ideas are generated and exchanged," Tellem says on a recent tour of the building, pointing out spaces where a podcast studio could be built and individual studios could occupy an upper floor. The main floor, though, is for convening, for speakers, for sparking ideas. She's inspired by membership and co-working spaces like Soho House that has outposts in New York and other cities, and The Assembly in San Francisco that caters to women with classes and community-building offerings.

Community is a theme that Tellem comes back to again and again when she talks about the new project, which she has dubbed Ett hem-Detroit — Swedish (a nod to her husband's roots) for "a home."

Brandy Baker

Tellem shows off what used to be a kitchen complete with dumbwaiter.

It's likely Tellem will bring some of the savvy and connections she has built over the past 35 years working in film, television and digital entertainment to help Detroit entrepreneurs.

More than a decade ago, while serving as president of the CBS Network Television Entertainment Group, she was described as the most powerful woman in network TV, and, according to the Hollywood Reporter, "a linchpin of the executive team that has orchestrated one of the great turnaround stories in network television history."

Steve Ballmer recruited her in 2012 to build a studio to create programming for the Xbox; the studio was shuttered after just a couple of years, but the experience with the digital world took hold.

In 2013, she joined the board of the privately held MGM, and in February was named to represent the board in the Office of the CEO.

Printable

In short, she's pretty busy. And finds the entertainment business — with all its messy disruption — an exciting place to be.

"Living outside the Hollywood bubble has been good," she told me. She can better see opportunities than if she were living in the midst of the angst that pervades the entertainment capital.

Example: Last year, Netflix disrupted the film business with "Roma" – a black and white film, streamed first through Netflix, with limited theater distribution – the reverse of a typical film's path. The disruption was enough to prompt Steven Spielberg to propose that such films be banned from Academy Award nominations.

Says Tellem: "I'm embracing the change, but there's a lot of fear in Hollywood. Former partners who once looked to Netflix as a distributor see it as a competitor." Big changes are happening in production and distribution. Companies like Disney are taking distribution inhouse, creating their own streaming services or new alliances.

MGM, she thinks, can embrace the change, too. "We're smaller, more nimble."

MGM has remarkable assets, Tellem says, including "an extraordinary library" with titles that include everything from "Gone with the Wind" to the Rocky and James Bond franchises. It also has the library of United Artists, which celebrated its 100th anniversary recently. A more recent success was producing the Hulu series "The Handmaid's Tale."

So how did the super sports agent and the powerful entertainment exec meet?

Arn and Nancy Tellem will celebrate their 40th wedding anniversary this fall. They met in 1974 while both were interning for Democratic congressmen from California: she, for Ron Dellums, and he, for Jerome Waldie. Their actual meeting was on a tour of the White House during a time when Washington was consumed by the Watergate hearings and Richard Nixon's resignation.

Both went on to law school: She at University of California's Hastings College of Law, he at the University of Michigan. Her career started in television, his in sports. And while building enviable careers, they raised three sons, now adults.

And it's clear that they both retain the socially and politically progressive values they had when they met. But as their careers have grown to make them each powerful in their own spheres, the egos have never kept pace. Detroit's No. 1 "power couple" are down to earth.

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Last week, the Tellems were honored in New York by Seeds of Peace, a nonprofit that annually brings teens from regions in the world with violent conflicts — Northern Ireland, Israel and the Middle East — to a summer camp in Maine with the goal of creating opportunities for change that can last in lifelong networks of camp alumni. (It's hard to demonize a person you've been raised to hate when you just had breakfast together.)

Seeds of Peace

Arn and Nancy Tellem take the stage at the Seeds of Peace gala in New York City.

The Tellems have been involved in the nonprofit since 2012, with Arn bringing basketball to the camp — with a few pro players he happens to know. The fundraiser in New York — Whoopi Goldberg was the emcee — was a lovefest, with at least 70 friends, family and admirers traveling the globe to share the evening and a guest list that included Pistons owner Tom Gores, Pistons players, major figures in Detroit's Jewish community and friends and family from both coasts and Israel.

Meanwhile, back in Midtown, Sue Mosey is looking forward to the impact of Ett hem-Detroit.

Tellem bought the building from Midtown Detroit Inc., the nonprofit led by Mosey that has been a catalyst for the revitalization of the area from Grand Boulevard south to I-75.

"She had the resources and the vision," Mosey said of Tellem. "I think Wayne State and CCS intersect on that corner, and I'm sure what happens next will be cutting edge. We thought the use was 'additive' and nobody else would be in the position to make it happen."

Brandy Baker

An architectural detail adorning the front of the home.

Inline Play

Source URL: https://www.crainsdetroit.com/voices-mary-kramer/navigating-digital-transformation-mediamogul-nancy-tellem-transforms-historic Sec. 25-2-80. East Ferry Avenue Historic District.

(a) An historic district to be known as the East Ferry Avenue Historic District is hereby established in accordance with the provisions of this article.

(b) This historic district designation is hereby certified as being consistent with the Detroit Master Plan.

(c) The boundaries of the East Ferry Avenue Historic District are as shown on the map on file in the office of the city clerk, and shall be:

Beginning at the point located at the intersection of the center line of Woodward Avenue and the southern boundary of Lot 26 of D.M. Ferry's Subdivision of part Lot 41 (L.10/P.4 WCR) extended westward; thence north along the center line of Woodward to the northern boundary of Lot 1 of said subdivision extended west; thence east along the north boundary of said lot continuing along the center line of the east-west alley between East Palmer and East Ferry Avenues to its intersection with the center line of Beaubien; thence south along the center line of Beaubien to its intersection with the east-west alley between East Kirby and East Ferry Avenues; thence west along the center line of said alley and continuing along the southern boundary of Lot 26 along the southern boundary of Lot 26 of the abovementioned subdivision (extended westward) to the point of beginning. (The property included within these boundaries consists of Lots 1 to 26, Plat of D.M. Ferry's Subdivision of Park Lot No. 41 (also showing John R. Street from south line of Park Lot 40 to south line of Palmer Avenue), LIO/P4; Lots 1 to 7, Block 27, and Lots 8 to 14, Block 28 of Brush's Subdivision of that part of the Brush Farm lying between the north line of Farnsworth Street and the south line of Harper Avenue,

L17/P28; Lots 1 to 5 of Palmer's Subdivision of part of Out Lot 196 of the L. Beaubien Farm, L8/P52; and Lots 21 to 25 of D.M. Ferry's Subdivision of Out Lot 194 and Lot A of T.W. Palmer's Subdivision of Out Lot 196 also the north twenty and seventy-rive-hundredths (20.75) feet of Lot 8 of Out Lot 192 of L. Beaubien Farm, L17/P35.)

(d) The design treatment level of the East Ferry Avenue Historic District shall be rehabilitation, as provided for in section 25-2-2, for the block between Woodward Avenue and John R. Street, and conservation, as provided for in section 25-2-2 for the blocks between John R. Street and Beaubien.

(e) The defined elements of design, as provided for in section 25-2-2 shall be as follows:

- (1) Height. All of the buildings in the district are two (2) or two and one-half (2 1/2) stories tall. All houses are two and one-half (2 1/2) stories in height, meaning they have two (2) full stories with an attic or a finished third floor within the roof The original deed restrictions required that buildings not be less than two (2) stories or greater than three (3) stories in height.
- (2) *Proportion of building's front facades.* Proportion varies in the district, depending on style, size and age of buildings; some Victorian buildings and some later buildings are usually taller than wide, whereas some early twentieth century buildings are wider than tall. The rowhouse (or terrace) building on Ferry at Beaubien is wider than tall.
- (3) Proportion of openings within the facade. Areas of voids generally constitute between fifteen (15) per cent and thirty-five (35) per cent of the front facade, excluding the roof. Most window openings are taller than wide, although when grouped together some achieve a horizontal effect. Transoms over windows are wider than tall or square. Window

openings in gables, turrets, and/or foundations are often square or arched. A great variety of sizes, shapes, and groupings of openings exist in the district.

- (4) Rhythm of solids to voids in front facades. The Victorian structures, the predominant type in the district, display a great freedom in placement of openings within the facades. The buildings of other styles, most notably the neo-Georgian, exhibit a greater variety.
- Rhythm of spacing of buildings on streets. The spacing of buildings has (5) generally been determined by the setback from the side lot lines, which was restricted by the deed restrictions filed with the various subdivisions in the district. No building was permitted to be built nearer than three (3) feet from the side lot lines in D.M. Ferry's Subdivision of Park Lot 41, and not nearer than five (5) feet from the side lot lines in the other subdivisions included within the district. The spacing of buildings tends to be consistent, although the lot widths are narrower east of the east line of D.M. Ferry's Subdivision of Park Lot 41. On larger lots, the building is either placed centrally upon the lot, or closer to one side lot line to create ample space for a driveway. On smaller lots, the building occupies most of the width of the lot, while complying with the side lot setback restrictions. Garages were not restricted by the side lot setback restrictions. The smaller lots usually do not have driveways.
- (6) *Rhythm of entrance and/or porch projections.* Steps and porches exist on all of the once residential buildings in the district; the setback restriction did not apply to them. The progression of steps and porches lends to the consistency of the streetscape. Positions of porches contribute to the variety of design of the Victorian houses; entrances and porches are frequently placed to one side of the front facade and in some instances wrap around to the side; in those buildings of classical inspiration the entrance and porch are symmetrically arranged on the facade. Rear porches are common.

- (7) Relationship of materials. The district exhibits a wide variety of building materials characteristic of Victorian architecture. Common brick is prevalent; a variety of stones, limestone, red sandstone, brownstone, marble-is frequently used in combination with brick. Masonry is sometimes combined with shingles or stucco and, in one instance, with tin panels. Wood details and trim are prevalent. Slate, wooden shingles, pan tiles, and Mediterranean tiles are among the original roofing materials; asphalt roofs have since replaced some of the original roofs.
- (8) *Relationship of textures.* The most common textural relationship in the Victorian buildings is that of several materials juxtaposed within the same facade to create a variety of rich textural effects. Stone juxtaposed with brick, with receding, flush or protruding mortar joints, is common. Wood detail produces textural interest when contrasted with masonry and/or brick. Slate roofs (sometimes imbricated) wood, Mediterranean tile or pan tile roofs contribute particular textural qualities. Asphalt shingles generally do not contribute to textural interest.
- Relationship of colors. Paint colors generally relate to style. Victorian (9) buildings display freedom in use of color; other styles exercise greater restraint, red or yellow natural brick colors, common brick painted red or light gray and natural stone colors (brown, reddish-brown, red, light gray) are predominant on wall surfaces. Brown-stained shingles and wood also exist. Wood trim details and doors are most often painted brown, black, white, cream and gray. Mortar joints in the Victorian buildings are frequently laced with red sandstone or brownstone. Stucco, when it exists, is usually in a natural cream color. Roofs are in natural colors; slate is predominantly gray, gray-green, and black; Mediterranean tile is dark green and pan tiles are usually orange. Asphalt shingles display a variety of colors, most derived from colors of natural materials. Colors known to have been in use on buildings of similar type in the eighteenth and nineteenth centuries may be considered for suitability on similar buildings.

Original color schemes for any given building may be determined by a professional paint analysis and when so determined are always appropriate for that building.

- (10) *Relationship of architectural details.* Architectural details generally relate to style. A preponderance of Victorian architectural details in the Romanesque, Queen Ann, French Renaissance, and shingle style are prevalent in the nineteenth century buildings. Porches, window frames, cornices, dormers, and gables are frequently treated. Neo-Georgian buildings display details in brick or wood. Buildings influenced by the arts and crafts movement have heavy verge boards and other wood elements. Most of the buildings in the district are rich in architectural detail.
- (11) *Relationship of roof shapes.* A multiplicity of roof types exists, and frequently within the same building. The predominant forms of roofs are either the hipped or gabled variety, frequently with dormers, sometimes with intersecting gables and conical roofs over towers. The Victorian buildings have roofs of greater freedom and complexity; other buildings have roofs that are less complex. Porches also bear a variety of roof shapes.
- (12) *Walls of continuity.* The major wall of continuity is created by the building facades with their uniform setbacks within each block. Hedges extending along the front lot lines in the block between Brush and Beaubien contribute to a minor wall of continuity, as do the turn-of-the-century Detroit Public Lighting Department poles.
- (13) Relationship of significant landscape features and surface treatments. The streetscape consists of an eighty-foot right-of-way with wide tree lawns. Characteristic treatment of individual properties is a flat front lawn area in grass turf subdivided by a straight concrete walk leading to the front entrance and a concrete walk along the side of the building leading to the rear yard. Foundation plantings, of the deciduous and/or evergreen

nature, are present. Hedges between properties exist on only the third block off Woodward and the east end of the second block. There is a straight line row of trees on the wide tree lawns. Straight side driveways, primarily in concrete but also in asphalt or brick, leading from the street to the rear garages or carriage houses exist but are few in number. On the first block off Woodward they exist only on the west end; they are most prevalent on the second block and nonexistent excepting one on the third block from Woodward, where lots are smaller. Where front lawns are uninterrupted by driveways, a unity to the succession of front lawns in Matching carriage houses or garages are generally oriented achieved. towards the alley. The front lawns of the third block are sometimes graded. Although the district was once almost fully developed, vacant lots, some in use for temporary parking, are now noticeable features of the district and create gaps in the otherwise consistent streetscape. Some sidewalks of stone slab have survived, although most have been replaced in concrete. The alley is paved in brick on the south side of Ferry between Woodward and John R. and asphalt and concrete elsewhere.

- (14) *Relationship of open space to structures.* Most vacant land in the district is in use as parking lots. The second block off Woodward contains a large amount of space on which buildings once stood; this vacant land bears no relationship to the structures nearby. Instead, it isolates the individual structure from surrounding buildings. The vacant lot at the northeast corner of Brush and Ferry was never occupied by a building. A spacious front yard to individual buildings was created by the setback restriction. Back yards, where they do exist, are often less spacious when they are occupied by a garage.
- (15) Scale of facades and facade elements. The scale of the buildings on the first block and on-half off Woodward is large in relationship to the more modest scale of the houses on the east side of the second block and the third block off Woodward. The elements within the large Victorian buildings reinforce their large scale by dividing the facades into large

segments, such as the towers, cupolas, verandas, steep roofs, and projecting gables. Details within those elements may be small scaled. The Hecker house on Woodward is monumental in scale. The neo-Georgian facades are large in scale with restrained details within. Buildings influenced at the arts and crafts movement contain heavy elements, such as the vergeboards. Large sections within facades are frequently de-emphasized through the division of windows with leaded glass or wooden divisions. Buildings generally are within normal limits of scale for moderate-to-large single- and two-family residences of the late nineteenth and early twentieth century.

- (16) Directional expression of front elevations. The majority of the buildings in the district have vertically expressed front facades. Notable exceptions are the buildings of neo-Georgian style and the rowhouse (terrace) building.
- (17) *Rhythm of building setbacks.* Within each block, all buildings built before 1930 have consistent setbacks.
- (18) Relationship of lot coverage. Lot coverage ranges from approximately fifteen (15) per cent to fifty (50) per cent, most being in the thirty (30) y per cent to forty (40) per cent range of lot coverage. Lot coverage is greater in the third block off Woodward, where lots are smaller.
- (19) *Degree of complexity within the facade.* The degree of complexity has been determined by what is appropriate for a given style. The Victorian buildings exhibit complex massing, a multiplicity of forms, colors, materials, and textures within the facades. The other styles represented in the district are less complex.
- (20) Orientation, vistas, overviews. Most buildings are oriented towards Ferry Avenue, the east-west thoroughfare. The buildings on the corner lots at Woodward and Ferry face Woodward. Forty East Ferry faced Woodward before the parking garage was constructed in its front yard; now it is

entered through its east side. Fifty-four fifty John R. and 5461 Brush face the north-south streets, as does the apartment building at 5521 Beaubien. An unintended view of the rears of buildings to the north on Palmer is obtained as a result of the demolition of buildings on the second block of East Ferry east of Woodward. Wide tree lawns and the uniform building setbacks create a sweeping vista along East Ferry. Garages and carriage house are located at the rear of the property and are generally oriented to the alley.

- (21) *Symmetric or asymmetric appearance*. The Victorian style buildings generally exhibit an asymmetrical appearance; other styles are unsymmetrical but balanced compositions. Few buildings have totally symmetrical facades.
- (22) General environmental character. The character is of a fairly intact late nineteenth to early twentieth century middle to upper class residential streetscape that has been maintained in residential, institutional, and commercial uses over the years. A cohesiveness is achieved through uniform setbacks, spacing on lots, and wide tree lawns. The district shows evidence of decline, attributable to the various demands of widely differing uses in the area.
- (Ord. No. 450-H, § 1(28A-1-32), 7-1-81)