

# PERKINS — EASTMAN

June 17, 2021

Ms. Kristine Kidorf, Kidorf Preservation Consulting  
Ms. Kristen Kapelanski, AICP (Planning and Economic Development)

City of Rochester Hills MI  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309

Re: Lorna Stone House, supplemental information to HDC application  
Project Name: Priya Living (Senior Living residences)  
PE Proj No.: 88140.00  
Project Number: City File #21-001  
Address: 3861 S. Adams and 3880 S. Boulevard W

Subject: **Application to the Historic District Commission as part of a site plan review of proposed Senior Living residences**

Dear Kristine and Kristen:

This letter carries details of the proposed work on The Lorna Stone House, related to the proposed senior living residential development. The Lorna Stone House is intended to be retained (with a priority on keeping the building in its existing context).

The scope of work on the building shall be limited to stabilization activities and minor improvements to the exterior. Clarifications to the scope are presented as below:

- The interior of the building is not intended to be occupied or operated by the Applicant.
- Structural stabilization as needed will be performed from the interior.
- Exterior improvements are intended to stabilize and ensure the water/weather tightness of the exterior envelope. This may include some tuck-pointing of masonry as needed.
- Exterior windows and doors will be replaced in line with plans previously approved by the HDC. These windows and doors have already been purchased and are currently being stored in the interior of the building

A package of drawings for the HDC includes the following information:

- Dimensioned overall site plan graphic
- Existing condition photographs
- Colored and rendered site plan graphic
- Highlights of proposed work
- Renderings and views of the proposed exterior landscape improvements
- Proposed new building elevations on the same lot.
- Reference Civil Engineering site plan
- Landscape planting and screening plan for the immediate vicinity of the historic house.

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Highlights of the schematic landscape plan that is proposed as part of the improvements include the following:

- The plan intends to retain and restore the natural surroundings. Weed and invasive overgrowth will be cleaned up from the yards around the house.
- The plan adds multiple layers of tree screening and planting to help create a summer and winter backdrop to the house.
- This will allow a visual separation from the proposed new building and its parking spaces.
- The plan responds to the house's presence on Adams Street with a historical marker and front yard accessible from the public sidewalk.
- A gate will be added to the driveway to ensure that it remains clear of parked cars. This 'egress only' driveway is required by the Fire Department.

Actions to respond to the Historic Commission's overall intent:

- The applicant shall support additional research efforts to further document the history of the Lorna Stone House. These will likely add to the Van Hoosen museum archives.
- Public access shall be provided to exterior area/grounds adjacent the house with hours to be determined.

We hope the responses add to your understanding of the intent to preserve and enhance the Lorna Stone House. We look forward to working with you,

Sincerely,



L. Ramu Ramachandran, AIA, LEED AP  
Project Manager

cc: File (projinfo/zoning)  
Distribution: Priya Living – Owner team - Logan Bailey-Perkins and Curt Wagner  
PEA Group Civil and Landscape - Emil Bunek and Noah Birmelin  
Perkins Eastman Architects - Martin Siefering and Brian Devlin