

**State of Michigan Historic Preservation Office**  
**Intensive Level Survey**  
**Rochester Hills Historic Districts Survey**

**Address**

Street: 1005 Runyon Rd.  
City: Rochester Hills County : Oakland ZIP: 48306  
Current Name:  
Historic Name:



**Evaluations**

Contributes to: Stoney Creek Historic District  
NR Eligible: Not NR Eligible  
Contributing: Non-Contributing Site  
SHPO Evaluation:

**Resources on Property/Status**

Historic Use: D/single dwelling  
Current Use: D/single dwelling  
Owner Type: Private

**Photo**

Filename: RHPhotos\Runyon\1005 Runyon.JPG  
Roll: Frame:  
View: Northwest  
Credit: Burke Jenkins  
Caption: 1005 Runyon Rd., Rochester Hills, MI

**Main Building**

<b>Foundation:</b>	<b>Roof:</b>
1.	1. Asphalt
2.	2.
3.	3.
<b>Wall:</b>	<b>Other:</b>
1. Wood: Weatherboard	1. Brick
2.	2.
3.	3.

**Period of Significance:**

**Area of Significance:**

1  
2  
3

**Arch/Builder:**

**Date Built:** ca. 1835

**Architectural Classification:**

**Material Notes:**

**Description:**

1 1/2 story side gabled frame house. Front façade has fluted pilasters at door, corners, and windows. Dentillated cornice over door and roof line. Square frieze windows. Cornice returns on gable ends. Small sunbursts over windows on gable ends. Rear ell has wing addition on east with two car garage attached to wing. Porches on both sides of rear ell and on front of east wing. Two brick chimneys. Cupola on garage.

**Other Buildings/Features:** Playhouse on stilts in rear, east. Outbuilding in rear, west, near alley. Stone wall in front.

**Significant Persons:** Bertha Van Hoosen

**Statement of Significance:** The 1844 Avon Township assessment roll lists this lot--lot 41--as owned by Weltz and Stoton with an assessed value of \$100. By comparison with other village lot assessments it is evident that the house was built by this date. In 1993 the owners of the house found a newspaper dated August 19, 1835 on an interior wall beam. The 1872 atlas map shows this parcel owned by J. Van Hoosen and family history states that Bertha Van Hoosen was born in this house in March 1863. The appearance of the house was altered radically in the 1980s and 1990s. In 1984 six or eight new windows were added to the front façade of the house. The original two windows were either moved over or replaced. The classical detailing may have been added at this time. A series of rear additions followed. A stone wall with no historical precedent was constructed in front.

**References:**

Avon Township Assessment Roll, 1844; 1005 Runyon Rd., Rochester/Rochester Hills Historical Homes/Sites, Rochester Hills Museum Archives; Rochester Hills Museum Photo Archives.

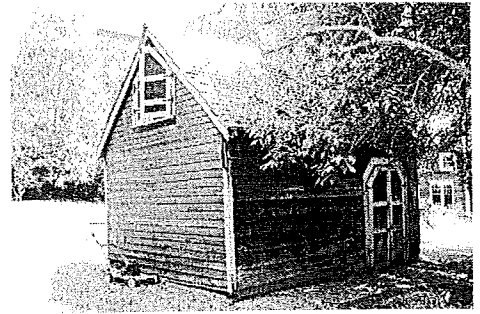
**Surveyor's Comments:**

Although the rear additions and the non-historic classical detailing diminish the integrity of the house, the historic appearance of the house would still be evident if not for the complete change in fenestration on the front façade. The house today bears no resemblance to its historic appearance beyond the side gabled, 1 1/2 story form of the front section. That is not enough to consider a building a historic resource.

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Contributing: Contributing Site  
SHPO Evaluation:

**Resources on Property/Status**

Historic Use: D/secondary structure  
Current Use: D/secondary structure  
Owner Type:

**Photo**

Filename: RHPhotos\Runyon\1005ob Runyon SE.jpg  
Roll: Frame:  
View: Southeast  
Credit: Burke Jenkins  
Caption: 1005 Runyon Rd., Rochester Hills, MI

**Main Building**

<b>Foundation:</b>	<b>Roof:</b>
1. Concrete	1. Asphalt
2.	2.
3.	3.
<b>Wall:</b>	<b>Other:</b>
1. Wood: Weatherboard	1. Brick
2. Wood	2.
3.	3.

**Period of Significance:**

**Area of Significance:**

1  
2  
3

**Arch/Builder:**

**Date Built:** ca. 1905-25

**Architectural Classification:**

**Material Notes:**

**Description:** Gable roof outbuilding, mostly weatherboard siding plus some horizontal plank siding. Decorative paneled doors and shutters. Exposed rafter tails. White brick chimney.

**Other Buildings/Features:**

**Significant Persons:**

**Statement of Significance:**

**References:**

**Surveyor's Comments:**

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**Main Building**

<b>Foundation:</b>	<b>Roof:</b>
1.	1. Asphalt
2.	2.
3.	3.
<b>Wall:</b>	<b>Other:</b>
1. Wood	1.
2.	2.
3.	3.

**Architectural Classification:**

**Material Notes:**

**Description:** Large playhouse on platform supported by stilts.

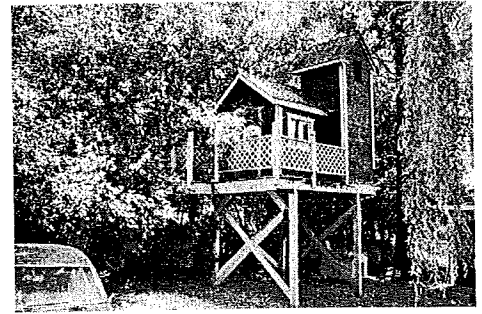
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**Significant Persons:**

**Statement of Significance:**

**References:**

**Surveyor's Comments:**



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**Date Built:**