

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 7/31/2017 Date of Pending List: 9/1/2017 Date of 16th Day: 9/18/2017 Date of 45th Day: 9/14/2017 Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 9/18/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer Edson Beall  Discipline Historian

Telephone _____ Date 9.18.17

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov • www.IN.gov/dnr/historic



July 25, 2017

J. Paul Loether
Keeper of the National Register
National Register of Historic Places
Mail Stop 7228
1849 C St., NW
Washington, D.C. 20240



Re: Cotton-Ropkey House, 6360 W. 79th Street, Indianapolis, Marion County, IN

Dear Mr. Loether,

Unfortunately, I must inform you that the Cotton-Ropkey House, Marion County, Indiana, has been demolished. The property was listed in the National Register of Historic Places on March 22, 1984.

The house was demolished in late 2016 and all historic buildings on the site have been removed. We have enclosed email correspondence confirming its demolition, along with articles regarding the effort to save the property.

Since the property no longer exhibits any of the reasons for which it was listed, we are requesting that it be removed from the National Register. Please address any questions you or your staff may have about this nomination to my National Register staff, Paul Diebold or Holly Tate.

Very truly yours,

Cameron F. Clark
State Historic Preservation Officer

CFC:PCD;pcd

copies: none.

enclosures: notification letter, correspondence, internet articles

**United States Department of the Interior
National Park Service**

For NPS use only

received FEB 23 1984

date entered

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Cotton-Ropkey House

and/or common Ropkey House

2. Location

street & number 6360 West 79th Street N/A not for publication

city, town Indianapolis N/A vicinity of

state Indiana code 018 county Marion code 097

3. Classification

| Category | Ownership | Status | Present Use |
|---|---|---|---|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | N/A | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input checked="" type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name Mr. and Mrs. F. Noble Ropkey

street & number 6360 W. 79th Street

city, town Indianapolis N/A vicinity of state Indiana 46278

5. Location of Legal Description

courthouse, registry of deeds, etc. Marion County Recorder's Office

street & number City-County Building

city, town Indianapolis state Indiana

6. Representation in Existing Surveys

Survey report for
title Indianapolis/Marion County has this property been determined eligible? yes no

date September 21, 1977 federal state county local

depository for survey records Indianapolis Historic Preservation Commission

city, town Indianapolis state Indiana

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Cotton-Ropkey House is located on the north side of West 79th Street in a semi-rural area of northwest Marion County. Access to the house and grounds is by way of a private drive which runs north from 79th Street (Photo 5) past the west side of the house to a north-facing garage attached to the northwest corner of the building (Photo 6). The principal orientation of the house is to the south.

The style of the house is transitional, with characteristics of the Greek Revival and Italianate styles. A two-story building of timber frame construction, the house has clapboard siding and a hip roof. The structure is three bays (principal facade) by four bays wide. The main part of the house is cube-like in form. The principal facade, which faces south, is unaltered except for the removal of a one-story, one-bay portico shown in an 1892 photograph (Photo 1). There are additions to the house which include an attached garage on the west (Photo 2), and a screened porch and wing on the east side of the building (Photo 7). The garage replaced a spring house on the same location in 1937. The garage originally featured a full length, screened porch (Photo 4) which was enclosed in 1947 (Photo 8). The screened porch on the east side of the house was added around 1958 and was enclosed in 1980 (Photo 9).

Windows in the main part of the house are double-hung with six lights in each sash (Photo 4). Many of the original blown-glass panes remain. First story windows have pedimented heads. Second story windows have flat heads which abut the frieze of the house. Each window has a pair of louvered shutters hung on cast hinges. The main entrance is located on the east bay of the principal facade. On each side of the door is a side-light and above it, a rectangular transom (Photo 8). The door opening is flanked by a pair of pilasters which support an entablature. There is a similar entrance, without side-lights, in the north bay of the west side (Photo 4).

The chimney is of brick laid in common bond and is plain except for a double row of projecting bricks near the top. It protrudes from the west hip of the roof next to the ridge. There is an early weather vane/lightning rod marked "Electra" at the top of the house.

Surrounding the main part of the building is a plain boxed cornice supported by paired scroll brackets. The number of paired brackets was reduced in 1937 (Photos 1 and 5) during the building's first remodeling by the current owner. The dentils which further articulated the cornice were removed at the same time.

There are nine rooms in the original section of the house. Two wings have been added; the west wing (containing the garage) in 1937, and the east wing in 1980, making a total of 13 rooms at present. First-story floors are of random width ash and oak. Second-story floors are of poplar. The walls have heavy hair plaster which is painted.

Access to the second floor is by way of a formal winding stairway (Photo 10) located along the east and north walls of the living room. The stairway features ash stair treads, and a turned newel post and spindles which support a beautiful cherry railing. Midway between the first and second floors, the stairway turns left and is cantilevered out from the wall, creating a light and airy effect (Photo 11).

The only other building currently on the site is a wood barn located north of the house (Photo 3). The barn was built in 1927 to replace an older barn which occupied the same site.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400–1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500–1599 | <input checked="" type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600–1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700–1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input checked="" type="checkbox"/> 1800–1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1900– | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates ca. 1850 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Cotton-Ropkey House is historically significant because of its association with 19th-century farmer Isaac Cotton, who was prominent in Pike Township, Marion County, and Indiana politics. It is also significant as a good example of a transitional house with elements of both the Greek Revival and Italianate styles, and of a Marion County farmhouse of the mid-19th century.

John Cotton, a prosperous farmer, bought the property where the house is located in 1848 and probably built the farmhouse soon afterward. His son, Isaac, lived in the house from 1856 to 1890. An early graduate of the Marion County Seminary, Isaac taught school during the winter and farmed during the summer. He raised fine-wool sheep and bees, serving for a time as president of the Indiana Bee-Keepers' Association. He was also a member of the Swine-Breeders' and Wool-Growers' Associations of Indiana.

Politically, Isaac Cotton was long active, serving as Pike Township Clerk and tax assessor for the three northernmost townships in Marion County. Isaac also served as a delegate to the Indiana State Legislature in 1858, 1859, and 1880. During the Civil War, he acted as the township's enrolling commissioner for the first draft. He later received a commission as a lieutenant in the Indiana Legion, a local militia organized primarily to prevent disorder, repel invaders, and enforce the draft.

Isaac lived in the house until he and his wife sold it in 1890 to their son, Henry. Two years later, it passed out of the family's hands and had several owners until 1937, when it was purchased by the Ropkeys.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreeage of nominated property Approximately 5.7 acres

Quadrangle name Zionsville

Quadrangle scale 1:24000

UTM References

A

| | | | | | | | | | | | | | | |
|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1 | 6 | 5 | 6 | 2 | 1 | 3 | 0 | 4 | 4 | 1 | 6 | 2 | 9 | 0 |
| Zone | | Easting | | | | Northing | | | | | | | | |

B

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

C

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

D

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

E

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

F

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

G

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

H

| | | | | | | | | | | | | | | |
|------|--|---------|--|--|--|----------|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | | Easting | | | | Northing | | | | | | | | |

Verbal boundary description and justification

See Continuation Sheet

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Mr. and Mrs. F. Noble Ropkey

organization N/A

date September 7, 1978

street & number 6360 W. 79th Street

telephone 317/632-5446

city or town Indianapolis

state Indiana 46278

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Indiana State Historic Preservation Officer

date February 15, 1984

For NPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

Entered in the National Register

date

3/22/84

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Cotton-Ropkey House

Item number 9

Page 1

Biographical Sketches of Members of the Indiana Legislature, Elected November 12, 1880,
Indianapolis, O. N. Hasselman, 1880.

Century Old Houses (pamphlet), Pike Township Historical Society, n.d.

Indiana Architectural Foundation, Indianapolis Architecture, Indianapolis: Hilltop
Press, 1975.

Sulgrove, B. P. History of Indianapolis and Marion County, Indiana. Philadelphia:
L. H. Everts & Company, 1884.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Cotton-Ropkey House

Item number 10

Page 2

Part of the East Half of the Southwest Quarter Section 23, Township 17 North, Range 2 East in Marion County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Half Quarter Section; thence North 00 degrees 02 minutes 16 seconds East along the West line of said Half Quarter Section 35.01 feet; thence North 83 degrees 25 minutes 05 seconds East along the North line of land described in Deed to the State of Indiana, recorded as Instrument #67-33585 in the Office of the Recorder of Marion County, Indiana 90.00 feet to the POINT OF BEGINNING; thence North 00 degrees 02 minutes 16 seconds East parallel to the said West line 40.00 feet; thence South 83 degrees 25 minutes 05 seconds West 39.66 feet; thence North 00 degrees 02 minutes 16 seconds East parallel to the said West line 418.79 feet; thence North 88 degrees 39 minutes 33 seconds East parallel to the South line of said Half Quarter Section 579.92 feet; thence South 00 degrees 00 minutes 52 seconds West 152.00 feet; thence South 00 degrees 04 minutes 30 seconds West 244.30 feet to the said North line; (the next four courses being along said North line); thence South 86 degrees 22 minutes 16 seconds West 177.09 feet; thence South 01 degrees 20 minutes 37 seconds East 45.00 feet; thence South 88 degrees 39 minutes 33 seconds West parallel to the said South line 291.00 feet; thence South 83 degrees 25 minutes 05 seconds West 74.20 feet to the POINT OF BEGINNING, containing 5.748 acres, more or less.

House built by John Cotton 1848-1856



Early picture of 4360 W. 79th Street house about 1897

Alfred Schwab John Schwab

Father and Grandfather of Grace King

(Mrs Raymond King)

7315 Dobson St.

New Augusta Ind

291-6035

Picture is of Mrs King's grandmother and father

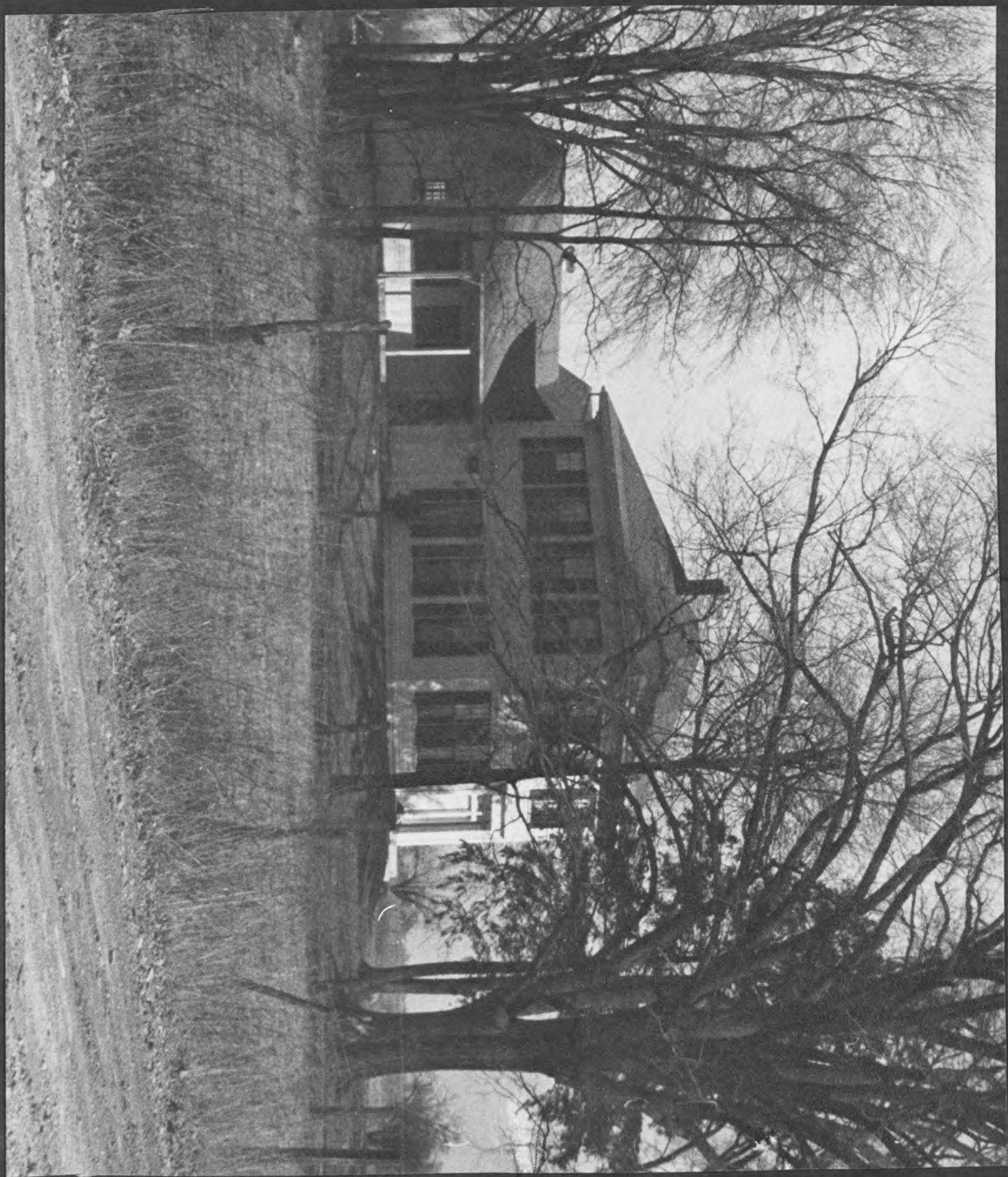
Mrs King in 1974 was in her 80's at least

Schwabs lived in our house

House was built by John ~~Swab~~^{Cotton} between 1848-1858

as near as can be determined

Cotton-Ropkey House
Indianapolis, Indiana
1892
6360 West 79th St.
Camera facing N-E
No. 1 of 11



Cotton-Ropkey House
Indianapolis, Indiana
F. Noble Ropkey
1937
6360 West 79th St.
Camera Facing E-N-E from 79th St.
No. 2 of 11



Cotton-Ropkey House & Barn
Indianapolis, Indiana
F. Noble Ropkey
1937
6360 West 79th St.
Camera facing N-N-W from front yard.
No. 3 of 11



Cotton-Ropkey House
F. Noble Ropkey
ca. 1945
6360 West 79th St.
Camera facing N-E
No. 5 4 of 11



Cotton-Ropkey House

F. Noble Ropkey

ca. 1950

6360 West 79th St.

Two Photo Overlay. Camera facing N-E

No. 4 of 11



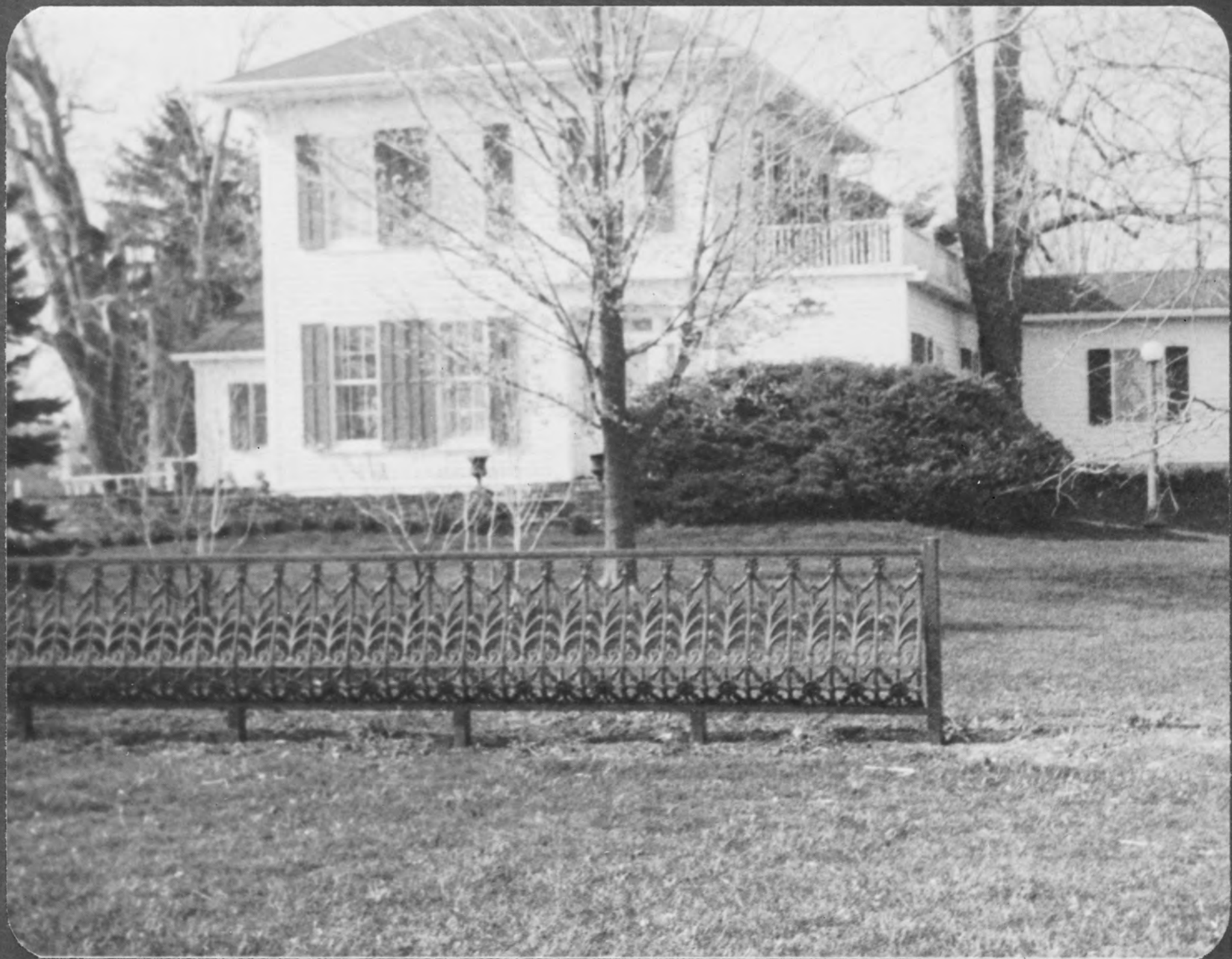
Cotton-Ropkey House
F. Noble Ropkey ~~Indiana~~
ca. 1973
6360 West 79th St.
Camera facing S-S-E
No. 6 of 11



Cotton-Ropkey House
F. Noble Ropkey
ca. 1980
6360 West 79th St.
Camera facing N-W
No. 9 of 11



Cotton-Ropkey House (showing fence)
F. Noble Ropkey
ca. 1980
6360 West 76th St.
Camera facing N-N-E
No. 8 of 11



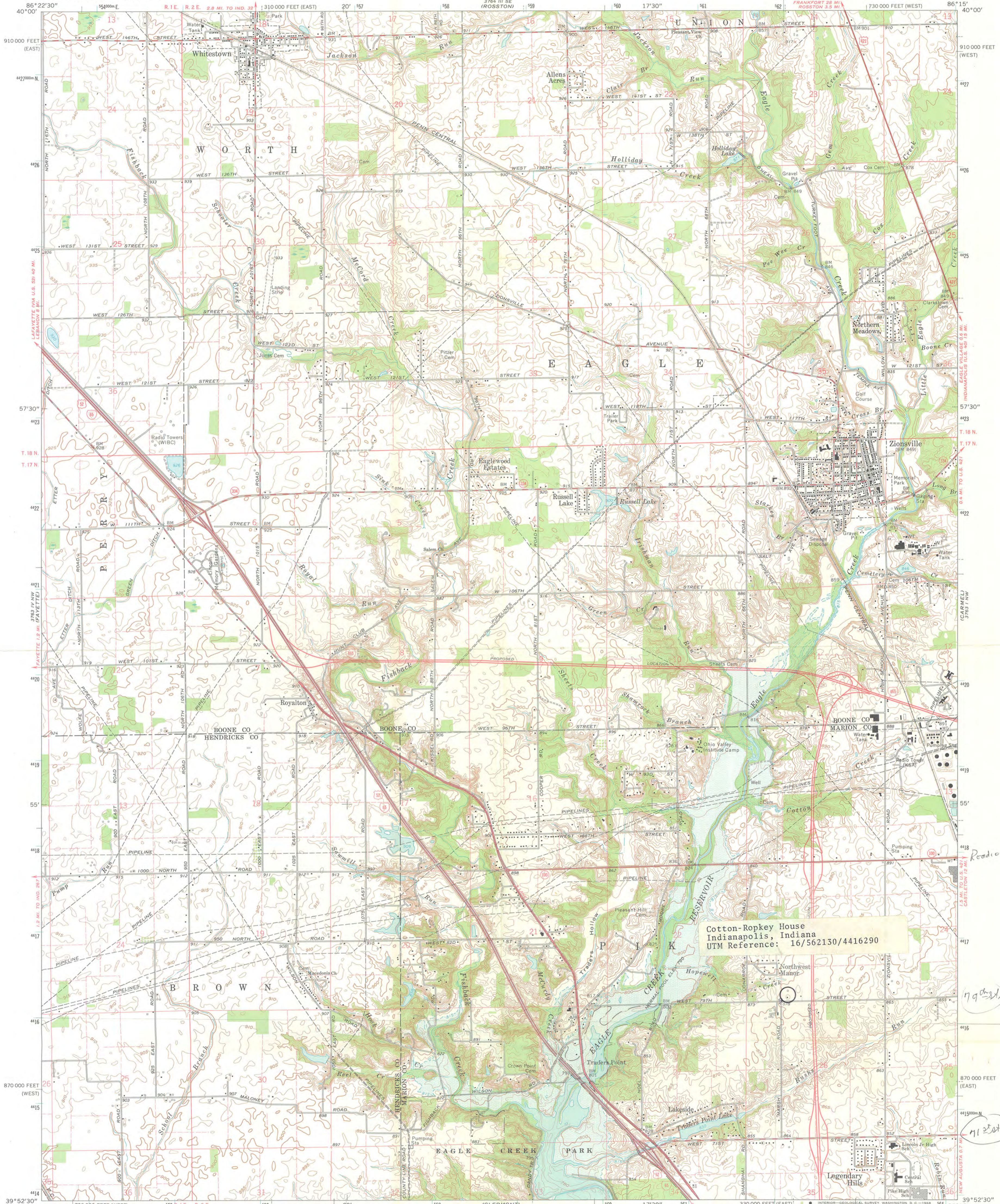
Cotton-Ropkey House (fence detail)
F. Noble Ropkey
ca. 1980
6360 West 79th St.
Camera facing N-N-W
No. 89 of 11



Cotton-Ropkey House
Interior view-Living room
Indianapolis, Indiana
ca. 1973
6360 West 79th St.
Camera facing E-S-E
No. 10 of 11



Cotton-Ropkey House
Interior view-Stairway (living room)
Indianapolis, Indiana
ca. 1973
6360 West 79th St.
Camera facing N-E (slightly inclined view)
No. 11 of 11



Cotton-Ropkey House
Indianapolis, Indiana
UTM Reference: 16/562130/4416290

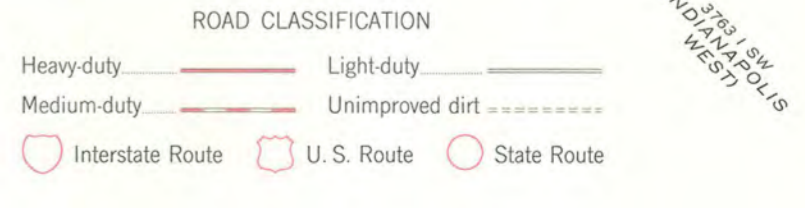
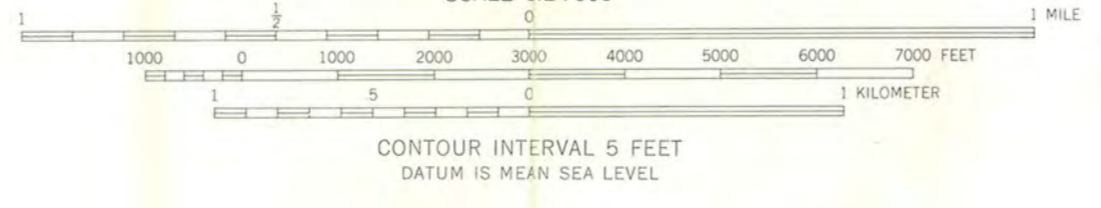
Radio

11/20/11

11/20/11

INDIANAPOLIS

Mapped, edited, and published by the Geological Survey
Revised in cooperation with State of Indiana
Department of Natural Resources
Control by USGS, USC&GS, and Indiana Flood Control
and Water Resources Commission
Planimetry by photogrammetric methods from aerial photographs taken
1952. Topography by planetable surveys 1953. Revised 1966
Polyconic projection. 1927 North American datum
10,000-foot grids based on Indiana coordinate system,
west and east zones
1000-meter Universal Transverse Mercator grid ticks,
zone 16, shown in blue
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Area covered by dashed light-blue pattern is subject
to controlled inundation



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
AND INDIANA DEPARTMENT OF NATURAL RESOURCES, INDIANAPOLIS, INDIANA 46204
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ZIONSVILLE, IND.
N3952.5-W8615.7.5
1966

AMS 3763 IV NE—SERIES W851

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Cotton-Ropkey House
Marion County
INDIANA

Working No. FEB 23 1984

Fed. Reg. Date: 2 5 85

Date Due: 3/22/84 - 4/8/84

Action: ACCEPT 3/22/84

RETURN

REJECT

Entered in the
National Register

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
 Reviewer _____
 Discipline _____
 Date _____
 _____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
 _____ substantive reasons discussed below

1. Name

2. Location

3. Classification

| Category | Ownership Public Acquisition | Status Accessible | Present Use |
|----------|---------------------------------|----------------------|-------------|
| | | | |

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

- | | | | |
|------------------------------------|---------------------------------------|------------------------------------|---|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

STATE OF INDIANA



INDIANAPOLIS, 46204

DEPARTMENT OF NATURAL RESOURCES

JAMES M. RIDENOUR
DIRECTOR

Division of Historic Preservation
Indiana State Museum
202 North Alabama Street
Indianapolis, Indiana 46204

February 17, 1984

Carol D. Shull
Acting Chief of Registration
D O I, NPS
W 434
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed is a National Register Nomination for the Cotton-Ropkey House, 6360 W. 79th Street, Indianapolis, Marion County, Indiana.

The Indiana Professional Review Board reviewed the nomination, and voted to recommend its inclusion in the National Register.

Very truly yours,

A handwritten signature in cursive script that reads "Richard A. Gantz".

Richard A. Gantz
Assistant to the
State Historic Preservation Officer

RAG:dmp



Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov • www.IN.gov/dnr/historic



May 18, 2017

W. 79th Street Associates LLC
Title Services LLC
Attn: Matt Delaruelle
1 American Square, Suite 2900
Indianapolis, IN 46282-0015

Re: Cotton-Ropkey House, 6360 W. 79th Street, Indianapolis, Marion County, IN

Dear Interested Party,

It has come to our attention that the above building has been demolished. The property was listed on the National Register of Historic Places on March 22, 1984. Current records indicate that W. 79th Street Associates / Title Services LLC is the current owner of the property.

Since the property no longer exhibits any of the reasons for which it was listed, we intend to request that it be removed from the National Register. Per 36 CFR 60.14, we are required to notify the owner and the chief elected local official and provide an opportunity to comment on our proposed action.

Please address any questions you or your staff may have to my National Register staff, Paul Diebold or Holly Tate. Please address any written comments you may have to our office on or before June 19, 2017.

Very truly yours,

Cameron F. Clark
State Historic Preservation Officer

CFC:PCD:pcd

copies: Honorable Joseph Hogsett, Mayor, City of Indianapolis;
Indianapolis Historic Preservation Commission;
Marion County Commissioners.

Diebold, Paul

From: Mark Dollase <MDollase@indianalandmarks.org>
Sent: Thursday, April 06, 2017 6:03 PM
To: Diebold, Paul
Cc: Slider, Chad (DNR); Regan-Dinius, Jeannie
Subject: Cotton-Ropkey House

Follow Up Flag: Follow up
Flag Status: Flagged

**** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email. ****

Paul:

Just an FYI: the Cotton-Ropkey House, a c.1850 farmhouse located at 6360 W. 79th Street in Indianapolis, was demolished in late 2016. It was individually listed in the National Register of Historic Places in 1984. I don't know if this is just an adjustment that is made in SHAARD, or if there is a formal de-listing process with NPS for a demolished property. Thought you'd want to know. We did try for years to find a buyer for \$1 who would have to move it, but there were no takers.

.....
Mark Dollase
Vice President of Preservation Services

.....
Indiana Landmarks
1201 North Central Avenue
Indianapolis, IN 46202
Ph. 317-639-4534, 800-450-4534
Fax: 317-639-6734
www.indianalandmarks.org

Indiana Landmarks revitalizes communities, reconnects us to our heritage, and saves meaningful places.

[Become a member](#) | [Subscribe to our e-letter](#) | [Find us on Facebook](#)

\$1 Historic Home Priced To Move, Literally

Buyer Would Need To Have Structure Moved

POSTED: 4:54 AM, Apr 20, 2011

Share Article

Historic preservationists hope listing a home for only \$1 will make it priced to move, literally. The Cotton-Ropkey House, built in 1850, sits on land near Traders Point on Indianapolis' northwest side that's been bought up by Kite Realty for office and retail development.

The company, in cooperation with Indiana Landmarks, is looking to sell the home for \$1, providing the purchaser will pay to have the home moved.

The preservation organization estimates that moving the house to a new site within a mile would cost about \$30,000. Other costs, including site preparation, foundation, utilities, permits and restoration, could cost as much as \$250,000, not including purchasing a new lot.

"We're optimistic about finding a buyer," said Mark Dollase, vice president of preservation services for Indiana Landmarks. "It's a beautiful historic house and Traders Point's rural beauty in the midst of the city make it an appealing location."

The farmhouse, an unusual blend of Greek Revival and Italianate styles, has retained its original architecture with six-over-six windows, sidelights, transoms over the doors and paired brackets along the eaves.

Inside, the 1850 portion of the home includes 2,250 square feet on two floors, with hardwood floors, crown moldings and other original details.

The search for a potential buyer for the home will be featured in the May issue of This Old

close

317-639-4534.

Subscribe to our daily Headlines Newsletter and receive the top stories every day at 1PM.

Type your email

SUBSCRIBE

Thank you and welcome!

TOP STORIES

Facebook video homicide suspect could be in Ind.

A man suspected of killing somebody and posting a video of their death on his Facebook page could have fled to Indiana, police in Cleveland say.

Dry tonight. Mostly sunny & mild tomorrow.

Sunshine tomorrow. Rain chances return Wednesday.

Man accused of impersonating a police officer

INDIANAPOLIS – A man was accused of impersonating a police officer Thursday.

Police rescue 12-year-old with autism from pond

Two officers with the Columbus Police Department rescued a 12-year-old with autism from a retention pond Sunday.

Carmel's Rangeline Road going from 5 lanes to 2

One of Carmel's busiest roads is going on a diet.

WATCH: Paul George stars in new Gatorade ad

Indiana Pacers star Paul George starred in a new Gatorade commercial that was released on Monday.

close

A man was killed Sunday night when his motorcycle collided with an SUV in Lawrence.

Greenfield passes backyard archery ban

There is now a ban on backyard archery in the city of Greenfield, Indiana. The ordinance passed last week, 6-1.

Indy road work may mess with your commute

You could call them the signs of spring, drivers who take Meridian Street, Capitol Avenue and Fall Creek Parkway are seeing a lot more orange these days and spending a little more time behind the wheel than normal.

Suspect's employer says they are 'shocked'

Steve Stephens, the suspect responsible for killing a man and broadcasting it on Facebook, is still at large.

Woman robbed at gunpoint on Indy's south side

A University of Indianapolis student has a warning for other women after she was robbed at gunpoint by a man on Indianapolis' south side.

Historic Traders Point Indiana

a village near Indianapolis washed away by water and time...

Ropkey House update

Posted on March 28, 2009

Thursday, January 22, 2009

“It was brought to our attention that this was a historic house, and we have discontinued any effort to demolish it,”

January 22, 2009

Historic House in Pike Township is safe – for now

Developer sets aside plans to demolish 1850 Cotton-Ropkey House while preservationists seek a new location for it
By John Tuohyjohn.tuohy@indystar.com

Preservationists appear to have staved off demolition of a landmark pre-Civil War house in Pike Township. The Cotton-Ropkey House, at 6360 W. 79th St., had been slated to be bulldozed by its owners, the Kite Realty Group. The two-story wood house, built in the Italianate style in 1850, is one of only a handful of structures in Marion County that predate the Civil War.

Kite's subsidiary, West 79th Street Associates, last week got permission from the city to level the house and four other structures on the property. The permits caught the attention of the Historic Landmarks Foundation of Indiana, which quickly stepped in to save the house.

Marsh Davis, president of the foundation, said the organization pleaded with the company for time to relocate the house – and the developer complied.

“For now, we've had some time granted to us, and some of the pressure is off for a while,” Davis said. The foundation's plan is to buy a plot of land, move the house there, renovate it and sell it on the open market.

“It would be a great home for someone, and it could probably fetch us a few dollars.”

Zeff Weiss, a lawyer representing the developer, said that although the house has been marked up for destruction with spray paint, those plans are on hold indefinitely.

“It was brought to our attention that this was a historic house, and we have discontinued any effort to demolish it,” Weiss said.

The house has been on the National Register of Historic Places since 1982 because of its age, architecture and the background of its first owner. Isaac Cotton was a Pike Township clerk and assessor, who served as the township's Civil War draft enrollment commissioner and was an accomplished bee-keeper, swine breeder and wool grower. “We have lost most of the buildings from that generation, so it is rare,” Davis said. “It is a fine piece of architecture that is still in very good shape.”

The house changed hands several times, and the Ropkey family bought it in 1937. The Ropkeys sold the property about three years ago to Kite, which plans to develop the land. The foundation had tried to find a place to move the Cotton-Ropkey House after Kite bought it, but couldn't find a nearby piece of land to buy.

The white, 13-room house is in a rural area on 79th Street a block west of I-465. It is two stories and made of timber. The windows, most with original panes, have black shutters hung on cast hinges outside. The portico

design front porch is framed by three columns that support a wrap-around second floor patio. It has been vacant for several years.

“This is just a beautiful farmhouse that recalls the countryside that once existed up there,” said Camille Fife, president of the Westerly Group, a historical preservation consulting firm in Madison.

The Italianate style derives from Italian renaissance architecture and was prevalent in the United States from about 1850 to 1880. The houses usually are two stories with low-pitched roofs; eaves with carved brackets underneath; and tall, narrow windows that are arched on top.

“They are very distinctive, and most of them in Indiana were built after the Civil War rather than prewar like this one,” said Mark Dollase, vice president of preservation services for the Landmarks Foundation.

The foundation has begun negotiating with Normandy Farms Development Co. about buying land near the neighboring Normandy Farms Estate subdivision.

Bob Kleinops, chief executive of Normandy Farms, confirmed the company is interested in finding a new location for the Cotton-Ropkey House.

“It would be a shame if that house were lost,” he said, but warned, “we haven’t done anything yet. It’s just talk.”

Kite Realty has no immediate plans to develop the land so there is no urgency to taking down the house, Weiss said. The city’s Department of Metropolitan Development said the company has not filed a development plan for the nearly 200-acre property.

Dr. Peter Kunz, a neighborhood activist who owns Traders Point Creamery, said the company has been clumsy in its treatment of the house by neglecting to seek community input on what to do with it.

“That’s the sad thing about this,” he said. “They don’t even attempt to talk to anyone in the neighborhood about this. Nobody knows what’s going on. Where is their civic responsibility?”

Though the house is a national landmark, it doesn’t have local landmark protection, said David Baker, administrator for the Indianapolis Historic Preservation Commission

If it did, the commission could prohibit its destruction.

“Usually, that is something that is initiated by the owner, and it never was in this case,” Dollase said. “Probably because they never thought it would be necessary.”

If the foundation succeeds in relocating and refurbishing the house, it would place its own restrictions on the new owners and probably seek a local landmark designation to protect it, Dollase said.

“There’d be historic covenants about what could and couldn’t be done to the house’s interior and exterior,” he said. “If we got local landmark status, someone couldn’t just tear it down without a public hearing and some prior approval.”

Advertisements

Advertisement for CenturyLink Business internet service. The ad features a smiling man in a dark jacket and white shirt. The text reads: "GET PURE BUSINESS INTERNET TODAY", "No Bundle Required", "Get It Today", "Learn More", and the CenturyLink Business logo.

Share this:

 Facebook
  LinkedIn
  Twitter

★ Like

Be the first to like this.

Related

IBJ blog features Cotton Ropkey House
In "Area History"

Demolition soon for historic Ropkey
farmhouse?
In "Area History"

Pike grads remember Ropkey property ...
In "Area History"



About Ross Reller

I am pleased you have expressed interest in learning more about the historic Traders Point area in Indianapolis, Indiana. From 1980 to 1982 I was employed in the PR department at Conner Prairie Museum in Hamilton County. There I learned about William Conner, an important figure in Indiana's pioneer days. A decade later I became interested in the history of the Traders Point area and was surprised to learn that William Conner had been the first land owner in the area. In 1823 he acquired, through the Federal land office in Brookville, a patent for an 80 acre tract carved by Eagle Creek and an Indian trail that was about to be named the first toll roadway through the township (Lafayette Road). Thirty years later a village took shape within this tract. A grain mill on the creek, houses, churches, stores, restaurants, and two gas stations would take shape here in the creek valley hamlet of Traders Point. By 1962 all improvements (except a farmer's co-op) had been removed by the Indianapolis Flood Control Board to make way for Interstate 65 and a new reservoir. This blog is dedicated to preserving evidence of this historic area but I will occasionally use it to discuss related topics. To activate this follow, simply click the confirm button below. If you don't want to follow, ignore this message and we'll never bother you again. I am also a member of the Old Pleasant Hill Cemetery, a non profit association still selling burial plots for those who would like to spend all eternity in Traders Point, and I am an officer in the Pike Township Historical Society and the Traders Point Association of Neighborhoods.

[View all posts by Ross Reller →](#)

This entry was posted in [Area History](#), [Current Events](#) and tagged [indiana historic landmarks](#), [mark dollase](#), [rural historic district](#), [tpan](#). Bookmark the [permalink](#).

Historic Traders Point Indiana

Blog at [WordPress.com](#).

Free House News ⁽¹⁾

[Home \(/index.php\)](#)

[News \(/index.php/news\)](#)

[Blog \(/index.php/blog\)](#)

[Resources \(/index.php/resources\)](#)

[Contact Us \(/index.php/contact-us\)](#)

[Search \(/index.php/search\)](#)



END EXCESSIVE SWEATING
in just a week and forever

(<http://click.linksynergy.com/fs-bin/click?id=QXw30HrOhfM&offerid=313233.84&subid=0&type=4>)

"I'm a Survivor!" in Indianapolis, IN

Details

Category: [Indiana \(/index.php/news/20-in\)](#)

Published: 04 January 2015

Hits: 1883



source: Indiana Landmarks

0 Comments



source: Indiana Landmarks

In 2009 this Greek Revival & Italianate, known as the Cotton-Ropkey House, narrowly escaped the ax and has since avoided demolition!! Some free or nominal-price buildings get demolished relatively quickly, but not this house. This house continues to survive even after narrowly escaping destruction, as it was even spray painted for demolition with an official demolition permit in place. For \$1, you can save this c. 1850 building from continuing to face the threat of demolition by moving the structure to another location.

The structure was built by John Cotton, a Pike Township clerk and assessor in 1848. Other duties of Cotton included serving as the Civil War draft enrollment commissioner, a beekeeper, wine breeder, and wool grower. The house is one of the oldest structures and one of a few remaining pre-Civil War buildings in Marion County. Most of the other Italianates in Indiana are post-Civil War buildings. Since 1982, the building has been listed on the National Register of Historic Places.

After being sold a number of times, the house was bought by the Ropkey family in 1937, who then sold it to Kite Realty Group in 2004. The Ropkeys sold the property after zoning regulations resulted in the relocation of their Ropkey Armor Museum to Crawfordsville. The museum held a collection of military equipment relics, including tanks and airplanes. Ropkey's tanks were reportedly used in the movies "1941" and "Tank."

The timber structure is 2250 square feet with two stories and 13 rooms. Notable features include a front porch, wrap-around second floor patio, crown molding, walnut hardwood floors, six-over-six windows, sidelights, transoms over doors, paired brackets along eaves, original window panes, and other original details. These architectural features are consistent with the U. S. Italianate style seen around 1850 to 1880. Common features in those types of buildings were two stories with low-pitched roofs; eaves with carved brackets underneath; and tall, narrow windows with arched tops.

The house sits on 95 acres in the Traders Point vicinity on the Northwestside of Indianapolis in the Pike Township. The building is located at 6360 W. 79th St in a rural area on 79th Street and Marsh Road, a block west of I-465. There had been some discussion back in 2009 between the foundation and Bob Kleinops, chief executive of Normandy Farms Development Co., about purchasing a site near the neighboring Normandy Farms Estate subdivision. Around that time, there were also no development plans for the land where the house currently sits filed by the owner, Kite Realty Group, with the Department of Metropolitan Development.

Some residents have been critical of Kite Realty Group for not seeking community input on the situation. The building may be a National Landmark, but it lacks local landmark protection or designation which is usually put in place by the owner. If the building had local landmark status and historic covenants on exterior and interior adaptations, any demolition requests would have warranted public hearings.

If the house is moved within a mile, the moving costs alone could be \$30,000 to \$35,000. This estimate doesn't include the additional costs for the new lot, site preparation, foundation, utilities, permits, and restoration. Moving and restorations costs that include the land are estimated to total between \$185,000 and \$285,000.

Moving the house to the east is not possible because of not being able to cross I-465. Also difficult are the routes to the west and the south. However, the building could travel north to 86th street over frozen or very dry land. A suggested site is a three-quarter-acre parcel facing 7th street about 1000 feet west of the Normandy Farms subdivision selling in 2012 for \$65,000 to \$85,000.

Kite Realty Group and its subsidiary, West 79th Street Associates, owners of the house and surrounding land, plan to use the site for office and retail development; but have agreed to give Historic Landmarks Foundation of Indiana time to find a new owner. After finding out about the house's historic status, the realty group and their lawyer, Zeff Weiss, have put an indefinite hold on demolition plans. Although there is no official deadline, in 2012, there was some concern that development pressure would increase for use of the land. The house is also facing theft and vandalism issues. Despite these threats, Indiana Landmarks can only assist with locating an owner because the organization does not have the budget to buy and move the building themselves.

Could you be the new owner that helps this house continue to be "a survivor"? As an added bonus, one broker estimated the house in restored condition to be worth at least \$300,000.

CONTACT INFO

Chad Lethig

Indiana Landmarks

Central Regional Office

317-639-4534

clethig@indianalandmarks.org (mailto:clethig@indianalandmarks.org)

(/#facebook) (#twitter) (/#google_plus)

(https://www.addtoany.com/share?url=http%3A%2F%2Fwww.freehousenew
in%2F64-i-am-a-survivor-in-indianapolis-
in&title=%E2%80%9CI%E2%80%99m%20a%20Survivor!%E2%80%9D%2

0 Comments Free House News

Login

Recommend Share

Sort by Best



Start the discussion...

Be the first to comment.

ALSO ON FREE HOUSE NEWS

Free House on Blocks – Houston, TX

2 comments • 10 months ago

freehousenews — The contact person and number shown on the listing can provide you with the most up-to-date information.

Welcome

4 comments • 6 years ago

freehousenews — As more completely detailed in the previous reply, the focus is on discovering and listing available houses. ...

Foursquare Farmhouse - Toronto, SD

2 comments • a year ago

freehousenews — Please call the contact number to inquire about interior photos or find out about viewing the house.

Harvest a House from Walmart – Harvest, AL

2 comments • a year ago

freehousenews — Please get in touch with the contact on the listing to find out if the house is still available and to obtain pictures.

Subscribe Add Disqus to your site Add Disqus Add Privacy

[back to top](#)

Next > (/index.php/news/20-in/51-a-farmhouse-for-one-dollar-jeffersonville-in)

You are here: Home (/index.php) > News (/index.php/news) > Indiana (/index.php/news/20-in) > "I'm a Survivor" in Indianapolis, IN

- Free House Newsletter
News on free, low-cost, and historic houses is unpredictable.

Don't Miss Out!

Bookmark, share, check back often, and subscribe to our newsletter above.

(943 Hits)

Latest Articles

- Original Lake Jeanette Home - Greensboro, NC (/index.php/news/18-nc/94-original-lake-jeanette-home-greensboro-nc)
- Original 1920 Home with Chimney - Stacy, NC (/index.php/news/18-nc/93-original-1920-home-with-chimney-stacy-nc)
- Ranch with Good Bones – Mount Laurel, NJ (/index.php/news/39-nj/92-ranch-with-good-bones-mount-laurel-nj)
- House on Beamish Rd – Coleman, MI (/index.php/news/35-mi/91-house-on-beamish-rd-coleman-mi)
- 1840s Gothic Revival & 5K – Winooski, VT (/index.php/news/55-vt/90-1840s-gothic-revival-5k-winooski-vt)