

Valparaiso Historic Preservation Commission

Certificate of Appropriateness (COA) from the Historic Preservation Commission. Before a building permit will be issued a COA is needed. The COA is required in order to preserve the character of the district.

What requires a Certificate of Appropriateness?

The following changes **typically** require a Certificate Of Appropriateness:

altering the exterior of a building or yard	
demolition	new construction
fences	painting
light fixtures	paving
moving a building	steps

A Certificate of Appropriateness is **not** required for :
interior work
or normal maintenance that does not require replacing existing materials.

To obtain a Certificate of Appropriateness:

Contact the Planning Office to receive a petition or for further information at (219) 462-1161.

Members

Caroline Conner, Chairperson
Brent Wagner
Ellen Chapple
Vic Ritter
Lynne Uban
Bob Taylor, City Council Liason

Staff

Tyler Kent, Assistant Planner
Rick Rupcich, Attorney



Valparaiso Historic Preservation Commission

City of Valparaiso

Christine Owens, Assistant Planner
166 Lincolnway
Valparaiso, IN 46383

Phone: 219-462-1161

Fax: 219-464-4273

Email: cphillips@valpo.us

tkent@valpo.us

Homepage: www.ci.valparaiso.in.us

Valparaiso Historic Preservation Commission

Historic Districts:

A Guide To The Process



The Valparaiso Historic Preservation Commission serves as the City of Valparaiso's official historic preservation advisory body to identify, preserve, protect and educate the public about Valparaiso's historic resources.

Valparaiso Historic Preservation Commission

What is a Historic District?

A historic district is a single building, structure, object, spaces, or sites, the boundaries of which are described or delineated on a map approved in an ordinance.

Benefits of a Historic District

Historic District designation can provide many benefits for the neighborhood. Benefits include increased property values, protection of the character of a neighborhood, protection of numerous architectural styles of the nineteenth and twentieth centuries, and ensure the compatibility of new construction within the district.

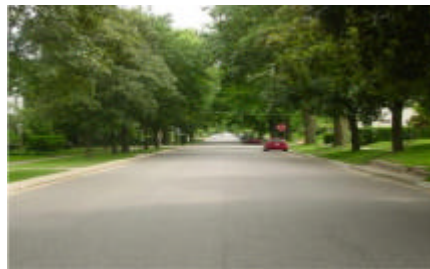


Applying for Historic District Status

A historic district is established by a local ordinance under the City Council's authority. A historic district may be initiated by either the Historic Preservation

Commission based on its survey, or property owners based on the criteria set forth in the ordinance.

If property owners initiate the process, an application is required. This application should include a petition with at least 60% of all the property owners within the proposed district's boundaries. The application also needs to include the reasons why the petitioner(s) wants the proposed area to become a historic district. The names and addresses of the property owners within the proposed district, also need to be provided.



Establishing a Historic District

Once the public hearing has been held and approved by the Historic Preservation Commission, one or more of the buildings or structures within the proposed district that are classified and designated as historic on the map may be under interim protection. Once under interim protection, notice will be given to the property owner(s) of the historic site(s). A building or structure is under interim protection until the map is submitted to and approved through an ordinance or rejected by the City Council.

Once a local district has been created it will not be auto-

matically put on the National Register and sites on the National Register are not automatically a local historic district. Valparaiso does not have any local districts at this time, but does have several sites on the National Register of Historic Places.

Preservation Guidelines

Preservation guidelines are used by the commission, and property owners, to protect structures and areas of historic and cultural interest within the city. Preservation guidelines are created for each district to protect each district's uniqueness. These guidelines are created by the Commission in cooperation with the neighbors in the district.

Certificate of Appropriateness

Once the City Council has approved the map for a historic district and preservation guidelines, the exterior of buildings or structures within the historic district cannot be changed conspicuously (according to the guidelines of the district) without a

