



CITY OF PALM SPRINGS

DEPARTMENT OF PLANNING SERVICES

MEMORANDUM

Date: November 13, 2013
To: Planning Commission and Historic Site Preservation Board
From: Ken Lyon, RA, Associate Planner *Ken Lyon*
Subject: Study Session – Reference Materials

Please find the following items for your discussion at today's study session:

- Municipal Code Section 8.05 – Historic Preservation.
- National Park Service Web information on the Certified Local Government Program.
- California Office of Historic Preservation Dept. of Parks & Rec. CLG Program Overview
- 2013-14 California CLG Grant Recipients.
- November 12, 2013 HSPB staff report on the Certified Local Government Program.
- List of Palm Springs Class 1 and Class 2 historic sites.
- Historic Preservation Incentives in California.
- Preserve America Info (Palm Springs is a recognized Preserve America Community).

Palm Springs Municipal Code

Up Previous Next Main Collapse Search Print No Frames
Title 8 BUILDINGS AND CONSTRUCTION

Chapter 8.05 HISTORIC PRESERVATION*

* CodeAlert: This topic has been affected by [1829](#). To view amendments and newly added provisions, please refer to the [CodeAlert Ordinance List](#).

Article I General Provisions**8.05.010 Purpose and authority.**

This chapter is adopted pursuant to the authority of Government Code Section 37361 for the purpose of preserving areas and specific buildings of the city which reflect elements of its cultural, social, economic, political, architectural and archaeological history. This chapter is intended to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of specific buildings for the education and welfare of the citizens. (Ord. 140 § 1, 1981)

8.05.020 Definitions.

(a) Historic Site.

An historic site is any real property such as: a building; a structure, including but not limited to archways, tiled areas and similar architectural elements; an archaeological excavation or object that is unique or significant because of its location, design, setting, materials, workmanship or aesthetic effect and:

- (1) That is associated with events that have made a meaningful contribution to the nation, state or community; or
- (2) That is associated with lives of persons who made meaningful contribution to national, state or local history; or
- (3) That reflects or exemplifies a particular period of the national, state or local history; or
- (4) That embodies the distinctive characteristics of a type, period or method of construction; or
- (5) That presents the work of a master builder, designer, artist, or architect whose individual genius influenced his age; or that possesses high artistic value; or
- (6) That represents a significant and distinguishable entity whose components may lack individual distinction; or
- (7) That has yielded or may be likely to yield information important to national, state or local history or prehistory.

(b) Historic District.

Any area of the city of Palm Springs containing a number of structures, natural features or sites having historic, architectural, archaeological, cultural or aesthetic significance and designated as an historic district under the provisions of this chapter. (Ord. 1320 § 1, 1988; Ord. 1140 § 1, 1981)

Article II Historic Site Preservation Board**8.05.030 Creation of historic site preservation board.**

There is created an historic site preservation board. The board consists of seven members who shall be

appointed by the city council. The council shall seek nominations from the historical society board of directors, but are not required to accept such nominations. (Ord. 1140 § 1, 1981)

8.05.040 Qualification of members.

To be eligible for appointment to the board, an individual must have demonstrated knowledge and interest in the cultural, socioeconomic, architectural or archaeological history of the area, either through experience, training, education or occupation. (Ord. 1320 § 2, 1988; Ord. 1140 § 1, 1981)

8.05.050 Term—Vacancies.

Members of the board shall be appointed or removed in accordance with and shall be subject to all the provisions of Chapter 2.06 of the Palm Springs Municipal Code, as the chapter now reads, or as it may thereafter be amended from time to time. (Ord. 1512 § 3, 1995; Ord. 1140 § 1, 1981)

8.05.070 Vacancy caused by absence from meetings.

If a member of the board is absent without cause from three successive regular meetings of the board, the office becomes vacant automatically. The board shall immediately notify the city council of the vacancy. (Ord. 1140 § 1, 1981)

8.05.080 Time and place of regular meetings.

The board shall fix the time and place of its regular meetings in accordance with state law; provided, however, that such meetings shall be not less than once in each three months. (Ord. 1140 § 1, 1981)

8.05.090 Appointment of officers.

The board shall appoint a chairperson and vice-chairperson from among its members. The chairperson and vice-chairperson serve for a term of one year and until the successor of each is appointed and takes office. The secretary shall be the planning director or his/her designee. (Ord. 1320 § 3, 1988; Ord. 1140 § 1, 1981)

8.05.100 Adoption of rules—Quorum.

The board shall adopt rules for the transaction of its business. Four members of the board constitute a quorum for the transaction of business. (Ord. 1140 § 1, 1981)

8.05.110 Board records.

The board shall keep a public record of its resolutions, transactions, findings and determinations. (Ord. 1140 § 1, 1981)

8.05.120 Duties of officers.

(a) Chairperson.

The chairperson shall preside at all meetings of the board. He/she shall appoint each committee and shall perform the duties necessary or incidental to his/her office.

(b) Vice-chairperson.

The vice-chairperson is chairperson in the absence of the chairperson or in case of inability of the chairperson to act.

(c) Secretary.

The secretary shall keep minutes of each meeting and shall record the official actions taken. On all official actions on which a vote is taken, the secretary shall record the vote by roll call, in alphabetical order, with the chairman voting last. The secretary shall certify each official act and resolution of the board. The secretary shall maintain records of operations and shall perform such other duties as the board assigns. (Ord. 1320 § 4, 1988; Ord. 1140 § 1, 1981)

Article III Procedure for Designation of Historic Sites or Historic Districts

8.05.125 Created by council.

The city council may designate one or more historic sites or districts by following the procedures specified in this chapter. Designations will be made by categorizing nominated sites and districts into one of the following classifications and such other categories as may be designated by resolution:

Class 1.

Structure/site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Structure/site may not be modified nor objects removed without the approval of the city council; usage may be limited by the city council to the extent that it may impair the integrity of the site. Site will be plaqued. (Intended for use when the structure or site still exists as it did during the historical period or is restorable).

Class 2.

Site qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained. Site is eligible for plaquing. (Intended for use when the site is not occupied by a modern structure or use which is different than that of the historical period or if structure is unusable, nonconforming, unrestorable or the like).

Class 3.

Structure/site was constructed before 1945, or a year to be determined by the city council, or construction date cannot be confirmed. Eligible for a six-month stay of demolition. Action of the HSPB may include recommendation to reclassify. All structures built prior to the subject date would be automatically so classified.

Historic District.

Qualified for city designation; may be qualified at the federal, state and/or county level. Archival file will be maintained and shall contain a map delineating contributing and noncontributing structures or sites. Contributing structures/sites shall be subject to Class 1 regulations until such time that they may be reclassified. Noncontributing structures/sites shall be subject to review by the HSPB before demolition or construction. A specific plan, containing special regulations pertaining to the subject area, may be adopted for each district. (Ord. 1320 § 5, 1988; Ord. 1140 § 1, 1981)

8.05.135 Investigation and study.

The historic site preservation board shall conduct or cause to be conducted such preliminary surveys, studies or investigations as it deems necessary to adequately inform the historic site preservation board and city council prior to the public hearing, and shall make available to any interested person the results of any such survey, study or investigation. (Ord. 1140 § 1, 1981)

8.05.140 Notice of public hearing.

(a) Mailed notice of the public hearing shall be provided at least ten days prior to the hearing to the owners of all property lying within the area proposed to be designated as an historic site or district or within three hundred feet of the outer boundaries of the area proposed to be designated as an historic site or district, and in addition to such mailed notice, notice of such hearing shall be published in a newspaper of general circulation within the city at least ten days prior to such hearing. If mailed notice as required above would result in notice to more than two hundred fifty persons, as an alternative to such mailed notice, notice may be given by placing a display advertisement in a newspaper of general circulation in the city, and by posting such notice in at least three conspicuous places within the proposed boundaries of such site.

(b) Notice may be combined. Notice of public hearing before the city council may be combined with the notice of public hearing before the historic site preservation board; provided, that the date set for public

hearing before the city council shall be not more than sixty days later than the date set for public hearing by the historic site preservation board. For good cause, the public hearing before the city council may be continued from time to time, without further published notice, by announcing that fact at the time and place set for the public hearing before the city council. (Ord. 1140 § 1, 1981)

8.05.145 Findings and recommendation to the city council.

Following such public hearing, the historic site preservation board shall make findings upon which it shall base its recommendation to the city council concerning the designation of such proposed historic site or district. Within thirty days after the conclusion of the public hearing, the historic site preservation board shall file its recommendation with the city council, together with a report of findings, hearings, and other supporting data. (Ord. 1140 § 1, 1981)

8.05.150 Public hearing by city council.

The city council shall hold a public hearing upon notice given in the same manner and to the same persons as required for the public hearing before the historic site preservation board, which notices may be combined as stated elsewhere in this chapter. (Ord. 1140 § 1, 1981)

8.05.155 Conduct of hearing.

At the public hearing the city council shall receive all evidence and hear all interested persons, and the matter shall then be submitted to the city council for decision. (Ord. 1140 § 1 (part) 1981)

8.05.160 Findings and decisions—Resolution.

If the city council shall find that the purposes of this chapter are furthered by designation of property as an historic site or district, such findings shall be stated in a resolution designating such property within such historic site or district. From and after the adoption of such resolution, all property within such historic site or district shall be subject to the rules and regulations governing the demolition, preservation, rehabilitation or alteration of historic sites. (Ord 1140 § 1, 1981)

8.05.165 Markers for designated historic sites.

- (a) Upon designation of an historic site by the city council, the historic site preservation board may determine which historic sites shall be marked with uniform and distinctive markers. The markers shall be of a design approved by the planning commission.
- (b) As a courtesy, notice may be given to the Riverside County historical commission and the California Department of Parks and Recreation (Office of Historic Preservation) regarding the proposed location of markers prior to installation to permit recommendations by those agencies. (Ord. 1140 § 1, 1981)

8.05.166 Initiation of proceedings—National Register.

- (a) The historic site preservation board may initiate proceedings for designation of an historic site or district or the recommendation of a property for nomination to the National Register by motion, and shall then hold at least one public hearing prior to making a recommendation to the city council.
- (b) The city council may initiate proceedings for designation of an historic site or district or the recommendation of a property for nomination to the National Register by motion, and shall then refer to the matter to the historic site preservation board for public hearing and recommendation.
- (c) Upon final action by the city council recommending a property for nomination to the National Register, the recommendation will be forwarded by appropriate application to the state of California Department of Parks and Recreation. (Ord. 1320 § 7, 1988)

Article IV Rules and Regulations for Historic Sites and Historic Districts

8.05.170 Stay of demolition.

At any time after the initiation of proceedings for designation of an historic site or district, the historic site preservation board may, upon its own motion or upon the application of any interested person, issue an order staying any proposed or threatened demolition or alteration of the exterior of any structure within or upon such proposed site. Such stay order shall be effective for no longer than one hundred twenty days, and is intended to afford time for necessary studies, hearings and determination whether such site should be designated as an historic site. Such stay order may be extended once for a period not to exceed sixty days. (Ord. 1140 § 1, 1981)

8.05.175 Effect of stay order—Exceptions.

Upon the issuance of a stay order, no permit shall be given for the demolition or exterior alteration of any structure or the interior arrangement of a public building described in such stay order, and any such permit previously issued shall forthwith be revoked; provided, however, that a stay order shall not prevent the performance of any repairs, demolition, or removal necessary for the protection of public health or safety, and ordered by the chief building official of the city to be performed by the owner or occupier of such structure. (Ord. 1140 § 1, 1981)

8.05.180 Approval required.

No person may undertake any of the following within or upon a Class 1 historic site without a certificate of approval from the historic site preservation board:

- (1) Construction of a new structure;
 - (2) The moving, demolition or alteration of an existing structure in any manner which affects the exterior appearance of the structure;
 - (3) A change in land use which affects the exterior appearance of a structure or the interior arrangement of public buildings;
 - (4) The erection, remodeling or replacing of a sign which affects the exterior appearance of a structure.
- (Ord. 1320 § 8, 1988; Ord. 1140 § 1, 1981)

8.05.185 Application for permit to construct or alter structures.

A person who desires to construct (including new construction), alter, move or demolish a structure within or upon a Class 1 historic site or an historic district shall file an application upon a form prescribed by the city. The application shall include all necessary information required by the rules of the historic site preservation board. When the application is filed, it shall be referred to the historic site preservation board for review at its next meeting. (Ord. 1320 § 9, 1988; Ord. 1140 § 1, 1981)

8.05.190 Factors to be considered upon application.

In reviewing and acting upon each application, the historic site preservation board shall consider:

- (1) The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;
- (2) The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;
- (3) The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;
- (4) Archaeological or ecological significance of the area.

(Ord. 1140 § 1, 1981)

8.05.195 Board action restricted to exterior features—Exception.

The historic site preservation board shall consider and pass upon only the exterior features of a structure

and may not consider the interior arrangement of the structure, except in the case of public buildings. The board may not disapprove applications except in regard to the considerations set forth in this chapter and in rules and regulations adopted by the board pursuant to this chapter.

It is the purpose and intent of this chapter that the board be strict in its judgment of plans for structures considered to have historic or architectural value according to its judgment after detailed studies of the historic and architectural history of the city.

It is also the purpose of this chapter and the intent of the city council that the board be lenient in its judgment of plans for structures which have little or no historic value or plans for new construction except for plans which seriously impair the historic or architectural value of surrounding structures or the archaeological or ecological value of surrounding area. In adopting this chapter the city council does not intend to limit new construction, alteration, or repairs to any particular period or architectural style. (Ord. 1140 § 1, 1981)

8.05.200 Procedure upon application.

(a) Upon the filing of an application, the secretary of the board shall set the matter for review and shall give notice in accordance with the rules of the board. The board shall make its decision within forty-five days from the date the application is filed. If the board fails to act within forty-five days, the application is considered approved unless the applicant and the board agree to an extension of time.

(b) At the conclusion of its review, the board shall make its decision and shall file a certificate of approval or certificate of rejection with the building official of the city. No person may do any work upon a structure which is a subject of an application until the board has filed its certificate of approval. If the board files a certificate of rejection, the building official may not issue a building permit for such work. (Ord. 1320 § 10, 1988; Ord. 1140 § 1, 1981)

8.05.210 Special considerations.

(a) If an application affects the exterior appearance of a structure or proposes to demolish a structure in a manner which the board considers to be detrimental to the city, the board shall attempt, in cooperation with the owner, to arrive at an economically feasible plan for the preservation of the structure.

(b) If the board is satisfied that the proposed construction or alteration will not materially impair the historic or architectural value of the structure, it shall approve the application.

(c) If the board finds that the retention of the structure constitutes a hazard to public safety and the hazard cannot be eliminated by economic means available to the owner, it shall approve the application.

(d) The board may approve the application if any of the following circumstances exist:

(1) The structure is a deterrent to a major improvement program which substantially benefits the city;

(2) Retention of the structure causes an undue hardship to the owner; or

(3) Retention of the structure is not in the interest of the majority of the inhabitants of the city.

(e) The board may approve the moving of a structure of historical architectural value as an alternative to demolition. (Ord. 1320 § 11, 1988; Ord. 1140 § 1, 1981)

8.05.215 Limit on applications.

No application for the same or similar work may be filed within one year after the board has rejected it. (Ord. 1140 § 1, 1981)

8.05.220 Exceptions.

The regulations contained in this chapter do not apply to routine maintenance or repair to restore a structure as near as possible to its original condition after decay, injury, dilapidation or partial destruction of a structure within an historic district or upon an historic site, provided said maintenance or repair does not exceed

one thousand five hundred dollars in value. (Ord. 1320 § 12, 1988; Ord. 1140 § 1, 1981)

8.05.225 Preexisting building permits.

This chapter does not apply to construction, alteration, moving or demolition of a structure started under a building permit issued before the effective date of this chapter. (Ord. 1140 § 1, 1981)

8.05.230 Appeal.

Any person aggrieved by an action of the historic site preservation board may appeal the decision to the city council in the manner provided by Chapter 2.05 of this code. (Ord. 1226 § 14, 1984; Ord. 1140 § 1, 1981)

8.05.235 Penalty for violation.

Any person who violates a provision of this chapter is guilty of an infraction and shall be punished upon first conviction by a fine not exceeding five hundred dollars for such offense. Any person who violates a provision of this chapter within five years of a prior conviction on the same grounds under this chapter shall be guilty of a misdemeanor and shall be punished by a fine not to exceed five hundred dollars, or by imprisonment in the city jail or in the county jail for a period of not more than six months, or by both such fine and imprisonment. (Ord. 1140 § 1, 1981)

8.05.240 Injunctive relief.

The board may seek relief from the appropriate court to restrain or enjoin any violation of this chapter and of the orders and decisions of the board, or to compel the reconstruction of any building, structure or object which is destroyed in violation of this chapter or the orders and decisions of the board. (Ord. 1140 § 1, 1981)

8.05.245 Compliance with other laws.

The provisions of this chapter are separate from and additional to all other requirements of law, including but not limited to compliance with other ordinances and codes of the city, conditions of approval of land use permits and architectural review and approval. Neither a certificate of approval nor any other provisions of this chapter shall be deemed to relieve the owner or applicant from full compliance with any such laws, ordinances, codes or conditions. (Ord. 1140 § 1, 1981)



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go

- Program
- Search nps.gov



Certified Local Government Program

CERTIFIED LOCAL GOVERNMENT PROGRAM

The Certified Local Government Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service (NPS) and the **State Historic Preservation Offices (SHPOs)** in each state, with each local community working through a certification process to become recognized as a Certified Local Government (CLG). CLGs then become an active partner in the Federal Historic Preservation Program and the opportunities it provides.

Why become a CLG? There are many reasons that are described in depth in the links provided, but the key reason is the access certification provides to the expert technical advice of the State Offices as well as the NPS. Partnerships with the **National Alliance of Preservation Commissions**, **Preserve America**, the **National Trust for Historic Preservation**, and the **National Main Street Center** are also networks that CLGs have an opportunity to tap into. Of course, access to Federal funding is another benefit, making certified communities able to access the portion of Federal funds set aside by each SHPO for just CLGs annually. Being a CLG also shows your community's commitment to keeping what is significant from the past for future generations. As a certified town, city, or county seeking other opportunities, it becomes easy to demonstrate a readiness to take on a preservation project and be successful.


Historic Preservation Grants Home
CLG Home
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CLG Contacts & Statistics
CLG Annual Reporting Forms
CLG Opportunities
State Coordinators Login
State Statistical Reports
Frequently Asked Questions

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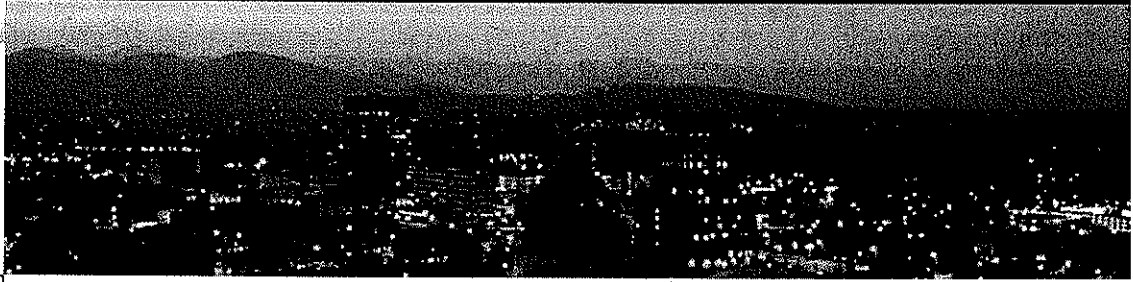
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Certified Local Government Program

How to Become a Certified Local Government

Is your community ready to enhance their commitment to historic preservation? Then now is the time to become a Certified Local Government (CLG) and an active partner in the National Preservation Program.

First step is to contact the State Historic Preservation Office (SHPO) in your state and ask for the CLG Coordinator, each state has one. The SHPO facilitates this Federal program for the National Park Service (NPS) and will assist your community with the certification process. The completed application is then sent to NPS for final review and official certification.

WHAT IS A CLG REQUIRED TO DO?

A community must address the following minimum goals to demonstrate to the State and NPS that they are committed to historic preservation.

- Establish a qualified historic preservation commission.
- Enforce appropriate State or local legislation for the designation and protection of historic properties. In most cases this is done in the form of a local ordinance.
- Maintain a system for the survey and inventory of local historic resources.
- Provide for public participation in the local historic preservation program, including participation in the National Register process.
- Follow any addition requirements as outline in the State's Procedures for Certification.

Each state has Procedures for Certification that are approved by NPS, and often establish additional requirements for becoming a CLG in that state. Contact your State CLG Coordinator to learn more about any additional requirements.

Locate your State Coordinator

Historic Preservation Grants Home
CLG Home
Become a CLG
CLG Contacts & Statistics
CLG Annual Reporting Forms
CLG Opportunities
State Coordinators Login
State Statistical Reports
Frequently Asked Questions

Grants Training
Audit Information
Site Map
History & Culture
Contact Us

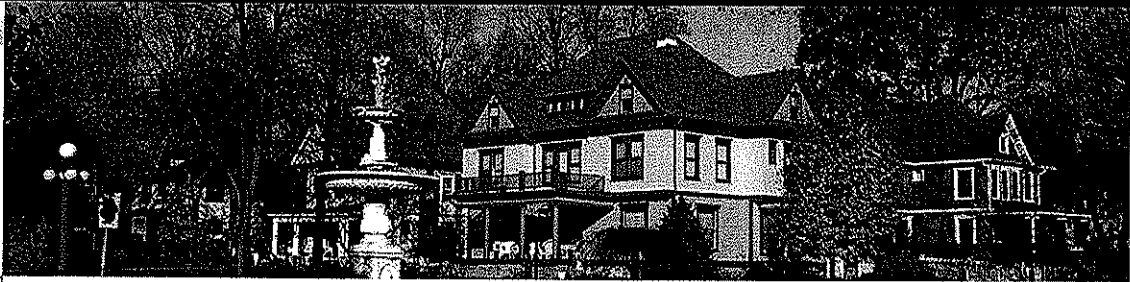
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Program

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Historic Preservation Grants Home
CLG Home
Become a CLG
CLG Contacts & Statistics
CLG Annual Reporting Forms
CLG Opportunities
State Coordinators Login
State Statistical Reports
Frequently Asked Questions

Frequently Asked Questions

1. What are the Benefits of Being a CLG?
2. Where does funding for CLG grants come from?
3. What types of projects are eligible for CLG funding?
4. What other criteria govern whether a local historic preservation project is eligible for funding?
5. How much money is there in a CLG grant?
6. Do CLG grants require a financial contribution from the CLG?
7. How do SHPOs notify CLGs of the availability of CLG grants?
8. What are the application procedures?
9. Who decides which applications are funded?
10. On what grounds may SHPOs decline to fund an individual CLG grant request?
11. When are proposals selected?
12. When can work begin?
13. How long does the grant last?
14. Can the time be extended?
15. When are the grant funds actually transferred to the CLG?
16. Does the CLG have to complete the project before being reimbursed?
17. Why is matching share required?
18. How can the grant be matched?
19. Can the time spent by CLG staff on the project be counted as match?
20. Can the services of volunteers be counted as in-kind match?
21. When used as match, how are volunteer services valued?
22. If a CLG chooses not to count volunteer services as match, does it still have to provide time records?
23. What other types of in-kind services can be counted as match?
24. What sort of reports must be turned in?
25. What sort of procedures must be followed when a local government uses CLG grant funds to pay for consultants or contractors?
26. Can CLG grant funds be used to buy supplies or equipment?
27. How long must records on grant expenditures be kept?
28. Where can I find additional information on CLG grants?

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Audit Information
Site Map
History & Culture
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1. What are the Benefits of Being a CLG?

The benefits to local governments from participating in the CLG program are numerous. While CLG grants generally represent a relatively small amount of funds, they have often been used as seed money to attract funding from local government or other sources. Also, in many cases, the products generated by CLG grants have provided credibility to a fledgling local historic preservation program. Beyond being just a source of funds, the CLG program has helped institutionalize historic preservation and give it legitimacy as a function of local government. Since the local government staff working in the Program are often in the local planning office, the CLG program has helped forge critical connections between historic preservation and land use planning. Similarly, the CLG program has led to increased cooperation between local preservationists and the State Historic Preservation Office and resulted in a strengthened statewide preservation network.

Return to Top

2. Where does funding for CLG grants come from?

Funding for grants to Certified Local Governments comes from the Historic Preservation Fund (HPF), a Federal grants program appropriated by the U.S. Congress and administered by the National Park Service (NPS), which provides financial support to State Preservation Offices (SHPOs). Under the provisions of the National Historic Preservation Act, as amended, SHPOs are required to award at least 10% of their annual HPF monies to CLGs in their State. (Some States have additional State funds for CLGs.)

3. What types of projects are eligible for CLG funding?

HPF grants to Certified Local Governments have funded a wide variety of local historic preservation projects. Projects eligible for funding and the criteria used to select them are developed yearly by each SHPO. CLG project types that have been funded include the following:

- architectural, historical, archeological surveys, and oral histories
- preparation of nominations to the National Register of Historic Places
- research and development of historic context information
- staff work for historic preservation commissions, including designation of properties under local landmark ordinances
- writing or amending preservation ordinances
- preparation of preservation plans
- publication information and education activities
- publication of historic sites inventories
- development of publication of walking/driving tours
- development of slide/tape shows, videotapes
- training for commission members and staff
- development of architectural drawings and specifications
- preparation of facade studies or condition assessments
- rehabilitation or restoration of properties individually listed in the National Register of Historic Places or contributing to a National Register historic district

Return to Top

4. What other criteria govern whether a local historic preservation project is eligible for funding?

There are two other factors: all CLG grants must result in a completed, tangible product and/or measurable result; and all must be carried out in accordance with the applicable Secretary of the Interior's Standards for Archeology and Historic Preservation (a copy may be obtained from the SHPO).

5. How much money is there in a CLG grant?

The amount of money in a CLG grant must be large enough to have tangible results. Otherwise, there are no specific Federal requirements regarding the amount of money SHPOs make available in individual grants to CLGs. Consequently, the dollar amount of the grant depends primarily on the funding policy set by each SHPO. Some States try to award a grant to each CLG in the State every year. In general, the dollar amount of grants in these States tend to be small, particularly if there are numerous CLGs. On the other hand, other States award relatively few but larger grants. On a nationwide basis, CLG grants in 2001 ranged in size from \$500 to \$60,000.

6. Do CLG grants require a financial contribution from the CLG?

In most states, CLG grants are matching grants, i.e. recipients must provide a certain amount of cash or in-kind services to be used in carrying out the grant project. Each SHPO determines how much, if any, match is to be required. In most States, a 50/50, or "dollar-for-dollar" match is required. This means that for every dollar received the recipient must provide a matching dollar in services, cash, or volunteer hours, as specified by State policy. (See "How can the grant be matched?" below for more information.)

Return to Top

7. How do SHPOs notify CLGs of the availability of CLG grants?

SHPOs makes an annual mailing to each CLG, and each local government whose application for certification is pending, notifying them of the availability of CLG grant funds. Potential CLG applicants are informed of the total amount of funds available. State priorities for funding, criteria to be used in selecting proposals to be funded (see below), a deadline for submitting requests, and a written description of what must be included in applications for CLG grants.

8. What are the application procedures?

Although application procedures and time frames vary from State to State, in general, the SHPO solicits grant

proposals from its CLGs in the Fall. Applicants then submit a Grant Application (or Subgrant or Project Proposal), which describes the project and why it is needed, how the project is to be carried out and what its goals are, who will be doing the proposed work and their professional qualifications, a proposed budget and project schedule, and the specific products to be generated by the project. Applications are generally due at the end of the calendar year. Contact your SHPO and the specific deadlines in your State. (Applicants should also determine what local procedures and requirements, if any, must be satisfied prior to submitting a CLG grant application.)

Return to Top

9. Who decides which applications are funded?

Each SHPO sets its own funding priorities. In some States, greater weight may be given to one type of a project over another. Among the factors typically used to rate grant proposals are compatibility with the broad goals of the SHPO, urgency of the project, significance of the historic properties, geographic distribution of grant funds, education and public awareness potential, and the administrative and financial management capability of the applicant.

10. On what grounds may SHPOs decline to fund an individual CLG grant request?

CLG grants are competitive. While all CLGs are entitled to submit proposals, not all may get funding. SHPOs may decline to fund a proposal that does not adequately address the State's funding priorities, meet its selection criteria, have access to necessary professionals, or be achievable within the time period allowed or the budget proposed. However, States must base grant award decisions on the selection criteria included in the application instructions and notice of grant availability. Additionally, SHPOs may choose not to fund a proposal if they have reason to believe that the applicant does not have the necessary experience or financial resources to carry out the project or has not performed satisfactorily on a previous CLG grant.

Return to Top

11. When are proposals selected?

While time frames vary, successful applicants usually receive notification in the Spring that their proposal will be funded. In some States, recommendations about which proposals should receive funding by the professional staff of the SHPO must be approved by the State Review Board or the State Historical Commission. An agreement between the SHPO and the CLG stipulating the terms of the grant is generally signed in the Spring or Summer.

12. When can work begin?

Applicants for CLG funds must wait until the grant agreement between the SHPO and the CLG's chief elected local official, or his or her legal representative, is signed before starting work on any project. Unless specifically authorized in writing by the SHPO, costs incurred prior to execution of the written agreement will not be paid.

13. How long does the grant last?

The schedule for completing the project will be outlined in the grant agreement. Most CLG grant projects are completed within 9 to 18 months. Projects undertaken with CLG grant funds must be completed in no more than two years from October 1, the start of the Federal fiscal year of the year the funds are appropriated by Congress. Since the grant agreement usually is not signed until the Spring after the start of the Federal fiscal year (depending upon when Congress makes its appropriation), there is usually less than two years in which to complete the work. Multi-year projects require applying for separate grants in successive years and performing the work in phases.

Return to Top

14. Can the time be extended?

If circumstances outside of the control of the CLG make the terms of the grant agreement unachievable, the agreement may be modified or cancelled by mutual agreement between the SHPO and the CLG. For example, if inclement weather interferes with field survey and prevents completion of the work specified in the grant agreement within the time period stipulated, a limited time extension may be granted or the scope of work and budget amended. However, extensions may not stretch the grant period beyond the two-year limit on the expenditure of HPF monies. (See question above.)

15. When are the grant funds actually transferred to the CLG?

Most CLG grants are reimbursable grants. CLGs must first pay the project costs and then submit a request to the SHPO for reimbursement. Consequently, the CLG must have enough money "up-front" to be able to carry the project (including paying contractors) until it gets reimbursed. CLGs should learn the requirements and timing of the State's reimbursement procedures before the project begins.

Return to Top

16. Does the CLG have to complete the project before being reimbursed?

Not always. Depending on the type of project funded, many SHPOs allow CLGs to submit reimbursement claims on an interim "milestone achieved" basis.

17. Why is matching share required?

In establishing a partnership between Federal, State, and local governments, the National Historic Preservation Act requires that HPF grants be matching grants. Underlying this requirement is the need for each of the partners to share the costs of historic preservation. Matching grants ensure that there is strong State and local commitment to projects and result in more historic preservation work being performed than if Federal funds alone were involved.

Return to Top

18. How can the grant be matched?

Grants can be matched in two ways: In cash or through in-kind services (often called "soft match") necessary to achieve the required product. Generally, CLGs can combine these two types of match to meet the total amount required. Match requirements, however, vary by State.

19. Can the time spent by CLG staff on the project be counted as match?

Yes. In most States, work on the project performed by the staff of the local government is considered part of the overall cost of the project and can be counted as part of the CLG's match. Copies of time sheets and payroll printouts are required as documentation of employee time devoted to the project. CLGs must include staff time in the project budget, like any other cost, if they plan to claim it as match.

20. Can the services of volunteers be counted as in-kind match?

Yes. Many States allow services provided by volunteers, both professional and nonprofessional, to be counted as match by CLGs. The work performed by volunteers must be a necessary part of achieving the products expected from the project and cannot be more than half its total cost.

Return to Top

21. When used as match, how are volunteer services valued?

In order to claim volunteer services as in-kind match, CLGs must first establish the rate of pay for the type of work performed by the volunteers. Often SHPO pay scales establish the maximum rate allowed for professionals. If a volunteer performs services outside his or her profession, the volunteer time must be valued at the Federal minimum wage rate (for example, an archeologist stuffing envelopes would be valued at minimum wage rate). Also, as evidence that volunteers contributed to the project, time records documenting each volunteer's time must be submitted to the State.

22. If a CLG chooses not to count volunteer services as match, does it still have to provide time records?

No. In most States, documentation of volunteer time spent on a project is only required when the CLG wishes this contribution to count as part of its matching share.

23. What other types of in-kind services can be counted as match?

Most States allow CLGs to claim as match in-kind services such as supplies (i.e., paper or film), developing photographs, photocopying, office rent, clerical support, or certain administrative costs when these are donated to the project by either the local government or a third party. When a CLG chooses to count these supplies or services as match, documentation is required. If grant funds could have been used to pay for a particular item had it not been donated, then the donation will usually be allowable as a matching share contribution.

Return to Top

24. What sort of reports must be turned in?

Progress reports are usually required on an interim basis. These reports must include a description of what has actually been accomplished and spent to date. SHPOs set the format for these reports and require preliminary products, as appropriate. A final project report is also required upon completion of the grant.

25. What sort of procedures must be followed when a local government uses CLG grant funds to pay for consultants or contractors?

Hiring consultants or contractors to perform part of the project must be done in accordance with acceptable State-established competitive procurement procedures compatible with Federal requirements (and with whatever local procedures apply). Frequently, existing State and local government procedures that meet these requirements are used. A certain number of qualified firms or individuals must be contacted to ensure a fair, open, and competitive selection process. Generally, at least three price quotations or bids must be obtained and the process must be documented. Architects, historians, or other professionals must meet qualification standards set by NPS. Selection may be based on experience, qualifications and cost, rather than cost alone. In many States, the SHPO requires that the CLG consult with it before consultants or contractors are selected.

26. Can CLG grant funds be used to buy supplies or equipment?

Yes. Most local, State, and Federal regulations require price comparisons and a competitive selection process in purchasing equipment, negotiating a lease, or procuring nonprofessional services. Generally, State and local procurement regulations apply. Some SHPOs require grantees to request prior approval for purchases greater than \$500 in value.

Return to Top

27. How long must records on grant expenditures be kept?

The grant agreement usually specifies records requirements. Documentation relating to the fiscal aspect of any grant project usually must be kept for a minimum of three years after the date of receipt of the last payment (i.e. reimbursement under a CLG grant), or until an audit for the grant period is accepted.

28. Where can I find additional information on CLG grants?

Your SHPO can answer any questions you might have. Many SHPOs have a grants manual describing the procedures used in that State for applying for and administering CLG grants (including any additional State requirements beyond those described in this brochure). Click here to find the **STATE HISTORIC PRESERVATION OFFICE** in your State.

Return to Top

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Original Publication Date: May 1985
First Revision: November 1995
Second Revision: April 1996
Third Revision (non-substantive): August 1999
Revised May 2007

This publication has been financed in part with Federal funds from the National Park Service, Department of the Interior, under the National Historic Preservation Act of 1966, as amended, and administered by the California Office of Historic Preservation. The contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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Table of Contents

Overview	4
Introduction	5
What is the Certified Local Government Program?	6
Who Can Apply for Certified Local Government Status?	6
Why Become a Certified Local Government?	6
How Does a Local Government Become a CLG?	7
When Are CLG Applications Accepted?	7
Where Can I Get More Information?	7
Requirements and Procedures	8
Requirements for Certification	9
Procedures for Certification	10
Certification Application	11
Certification Application Checklist	12
Certification Application Form	13
Appendices	16
Appendix A: Definitions	17
Appendix B: Sample Resolution	22
Appendix C: Professional Qualifications Review Forms	23
Appendix D: Suggested Preservation Plan Model	30
Appendix E: Sample Certification Agreement	31
Appendix F: Annual Report Format	33
Appendix G: California Certified Local Government Program Guidelines	34
Procedures	34
Requirements	35
Transfer of Grants to Certified Local Governments	40

Part I
Overview

Introduction

Preserving important historic properties as reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) (NHPA). In part, the NHPA instructed the Federal Government to assist local governments to expand and accelerate their historic preservation programs and activities. Since enactment of the NHPA, the historic preservation expertise and activities of local governments have significantly increased. The act, however, provided no opportunity for local governments to be involved formally in the national historic preservation program. Lack of formal participation by local governments often meant that historic preservation issues were not considered until development planning was well underway. This often resulted in preservation/land development conflicts causing project delays and increasing costs. In addition, opportunities frequently were lost for preservation-oriented development that could satisfy both preservation and development goals. The CLG must be able to demonstrate an understanding of and be included in the local project appeal process involving such activities as CEQA review.

In recognition of the need to involve local governments in historic preservation, the 1980 amendments to the NHPA provided a specific role for local governments in the national program by establishing the Certified Local Government (CLG) program. A CLG is a local government whose local historic preservation program has been certified pursuant to Section 101 (c) of the NHPA. Any local government is eligible to apply for certification, with the exception of regional commissions and councils of government. A local government is any general purpose political subdivision of California such as a city, county, or city/county government. Once certified, a local government must be included in the process of nominating properties to the National Register of Historic Places and will be eligible to apply to the state for a share of the state's annual Historic Preservation Fund (HPF) allocation.

What is the Certified Local Government Program?

The 1980 amendments to the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), provided for the establishment of a Certified Local Government (CLG) Program. The CLG program is a national program designed to encourage the direct participation of a local government in the identification, registration, and preservation of historic properties located within the jurisdiction of the local government. A local government may become a CLG by developing and implementing a local historic preservation program based on federal and state standards.

The CLG program encourages the preservation of cultural resources by promoting a partnership among local governments, the State of California, and the National Park Service (NPS) which is responsible for the National Historic Preservation Program. Becoming a CLG can provide local staff and commissions the tools, technical training, and more meaningful leadership roles in the preservation of the community's cultural heritage. Local interests and concerns are integrated into the official planning and decision-making processes at the earliest possible opportunity.

In response to the federal government's 1995 initiative for simplifying the National Park Service's oversight of the National historic preservation program, the NPS revised 36 CFR 61 to provide each state with greater discretion in carrying out the responsibilities mandated in the National Historic Preservation Act. Decisions on membership requirements for local preservation commissions are left entirely to the states. The requirement that local preservation commissions consult outside professionals in certain instances is eliminated.

Who Can Apply for Certified Local Government Status?

Any local government is eligible to apply for certification, with the exception of regional commissions and councils of governments. A local government is any general purpose political subdivision of California such as a city, county, or city/county. It is important to be aware that certification pertains to the entire local government and its agencies, not simply to the preservation commission that serves the local government.

Why Become a Certified Local Government?

Local governments that have achieved CLG status are considered full partners with the California Office of Historic Preservation in carrying out the protection of cultural resources.

Benefits of becoming a CLG include:

- Eligibility for federal grants from the Historic Preservation Fund administered by the California Office of Historic Preservation. (See below for more information.)
- Direct participation in the nomination of historic properties to the National Register of Historic Places.
- Opportunity for enhanced responsibilities to review and comment on development projects in compliance with federal environmental regulations, thereby expediting the review time.
- Special technical assistance and training for local preservation commission members and staff from the SHPO.
- Potential for participation in the review of building rehabilitation plans for federal investment tax credits.

Qualified staff or consultants (who meet the Secretary of the Interior's Professional Qualifications Standards, see Appendix C) at the local level, working closely with the OHP and the local preservation commission, can expedite the review of these program components and provide local perspective in project development.

At least ten percent (10%) of California's annual HPF allocation shall be designated for transfer to the CLGs on a competitive basis. CLGs receiving HPF grants shall be considered subgrantees of the state. All CLGs shall be eligible to receive funds from the CLG share of the state's local annual HPF grant award. The state, however, is not required to award funds to all certified governments that are eligible to receive funds.

Historic Preservation Fund grants shall be awarded to CLGs on a 60/40 matching basis. The matching share is a requirement to maintain consistency with other federal allocations to the state and to ensure standard accountability in fiscal management. Local financial management systems shall be in accordance with the standards specified in the federal Office of Management and Budget (OMB) Circular A-128 and shall also be auditable pursuant to the federal General Accounting Office's "Standards for Audit of Governmental Organizations, Programs, Activities, and Functions."

How Does a Local Government Become a CLG?

The chief elected official of the local government must submit an application to the OHP requesting certification. Procedures and requirements for becoming a CLG are outlined in Part II of this booklet.

When Are CLG Applications Accepted?

Local governments applying for CLG status can submit applications year round. However, in order to apply for grants through the CLG program, local governments must be certified by the grant application deadline (usually May 1 of each year). The certification review period includes up to 45 days for state review of the CLG application and 15 days for NPS review and concurrence. NPS has final approval to certify local governments as CLGs. The grant application is a separate form independent of the certification application.

Where Can I Get More Information?

If you have any questions on this program, the enclosed certification application form, or the preparation of a local preservation ordinance, please contact the Local Government Unit, Office of Historic Preservation, Post Office Box 942896, Sacramento, CA 94296-0001, phone (916) 653-6624, fax (916) 653-9824. Information on the Certified Local Government Program is available online at www.ohp.parks.ca.gov.

Certified Local Government Program (CLG)

2013-2014 CLG GRANT AWARDS

Nine cities and counties will receive \$185,000 in federal grants to assist local historic preservation programs. California is required to pass through a minimum of 10 percent of its yearly share of federal funds received through the National Park Service Historic Preservation Fund Grants Program to local governments whose preservation programs have been certified by the NPS.

California's Certified Local Government grants are awarded on a competitive basis and require a 40 percent local government match that can be provided using a combination of public funds, private funds, and allowable in-kind donations.

Burbank, \$18,000. The city will survey historic signage in commercially zoned properties to help develop an ordinance that will enable property owners to preserve and restore historic signs.

Elk Grove, \$24,000. Following up on its recently completed historic context statement the city will update the Elk Grove Historic District, listed on the National Register of Historic Places, and document a potential Winemaker District.

Eureka, \$12,000. The city will develop a map-based, interactive, historic preservation website that will provide an architectural and historic tour of Eureka, along with existing histories and photos linked to points on a map.

Glendale, \$24,000. The city will prepare a historic context for the southern portion of Glendale, which will be included in the South Glendale Community Plan.

Los Angeles, \$20,000. The city will develop a Lesbian, Gay, Bisexual, Transgender Historic Context to be included as part of SurveyLA's citywide historic context statement.

Riverside, \$24,000. The city will design, complete and implement a mobile application called Landmark Connect: a mobile app for Riverside's historic landmarks.

San Francisco, \$24,000. The city will conduct a historic resource survey focused on neighborhood commercial buildings, constructed between 1870 and 1965, that are subject to a recently enacted mandatory seismic retrofit program for soft-story buildings.

South Pasadena, \$15,000. The city will augment, expand, and enhance South Pasadena's city-wide historic context statement that identifies property types, associated character-defining features, and location patterns from pre-history to the mid-century modern era.

Ventura County, \$24,000. The county will develop a historic context statement and historic resources reconnaissance survey for the eastern Oxnard Plain, an area rich with agricultural history and cultural diversity.

(Source: OHP Certified Local Government Website)



HISTORIC SITE PRESERVATION BOARD STAFF REPORT

DATE: November 12, 2013 NEW BUSINESS

SUBJECT: CONSIDERATION OF APPLICATION BY THE CITY OF PALM SPRINGS TO BECOME A CERTIFIED LOCAL GOVERNMENT PURSUANT TO THE CALIFORNIA OFFICE OF HISTORIC PRESERVATION AND THE NATIONAL HISTORIC PRESERVATION ACT.

FROM: Department of Planning Services

SUMMARY

- The National Historic Preservation Act of 1966, as amended, provides for the establishment of a Certified Local Government (CLG) program to encourage the direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties within their jurisdictions and promote the integration of local preservation interests and concerns into local planning and decision-making processes.
- The CLG program is a partnership among local governments, the State of California Office of Historic Preservation (OHP), and the National Park Service (NPS) which is responsible for administering the National Historic Preservation Program.
- Participation in the CLG program would support historic preservation initiatives as a means of increasing the economic and cultural development of the City.

RECOMMENDATION:

Review application requirements for submission to the California Office of Historic Preservation requesting approval of the City of Palm Springs as a Certified Local Government.

BACKGROUND:

The CLG program was established in 1980 by amendment to the Federal National Historic Preservation Act of 1966 (NHPA). Local jurisdictions may participate in the CLG program by implementing a local historic preservation program based on state and federal standards. Most of the City's historic preservation initiatives already conform to these standards.

The program has numerous benefits for participating jurisdictions:

Economic and Funding Benefits.

CLG's are eligible to compete for CLG grants. Each state is required to pass through 10% of its annual Historic Preservation Fund grant from the National Park Service to CLG's to fund their preservation activities. In California, the CLG grant program is competitive for a wide variety of preservation planning activities. This funding can support activities including completion of a preservation element or plan, a survey, or preparation of a National Register district application.

Historic Preservation Fund grants are awarded to CLG's on a 60/40 matching basis. The matching share is a requirement to maintain consistency with other federal allocations to the state and to ensure standard accountability in fiscal management.

Where preservation is supported by local government policies and incentives, historic designation can increase property values and pride of place, producing secondary economic benefits. Revitalization of historic places and adaptive reuse of historic districts and buildings conserves resources, uses existing infrastructure, generates local jobs and purchasing, supports small business development and cultural tourism and enhances quality of life and community character.

Cultural Tourism.

Strengthening Palm Springs as a destination for "Cultural Tourism", a growing segment of the international tourism market, can also be enhanced by improved support of the City's historic preservation initiatives through participation in the CLG program.

Eighty-one percent of the 146.4 million U.S. adults who took a trip of 50 miles or more away from home in the year 2003 were defined as cultural tourists. Cultural/heritage tourism generates millions of dollars for destination communities in spending on shopping, food, lodging and other expenses. This can be attributed in part to the fact that cultural/heritage trips are likely to last seven nights or longer. Here is a comparison of cultural tourists to the average U.S. traveler:¹

- Spend more: \$623 vs. \$457
- Are older: 49 vs. 47
- Are more likely to be retired -- 20 percent vs. 16 percent
- Are more likely to have a graduate degree: 21 percent vs. 19 percent
- Use a hotel, motel or B&B -- 62 percent vs. 55 percent
- Are more likely to spend \$1,000+/-: 19 percent vs. 12 percent
- Travel longer: 5.2 nights vs. 3.4 nights
- Travel by air: 19 percent vs. 16 percent

Cultural Development.

The City's Historic Preservation Ordinance (PSMC 8.05) was established in 1988:

"for the purpose of preserving areas and specific buildings of the city

¹ **Sources:** Travel Industry Association of America Travel Scope survey 2003; *The Historic/Cultural Traveler, 2003 Edition*, TIA and Smithsonian Magazine, updated 2004.

which reflect elements of its cultural, social, economic, political, architectural and archaeological history". (It) is intended to stabilize and improve buildings, structures or areas which are considered to be of historical, architectural, archaeological or ecological value, to foster civic beauty, to strengthen the local economy and to promote the use of specific buildings for the education and welfare of the citizens."

Participation in the CLG program provides resources, guidance, possible funding and technical assistance to the City in carrying out the purpose of this chapter.

Involvement.

The CLG program encourages and requires participation in the boards, commissions, and community members in the historic preservation initiatives of the City.

Credibility.

A local preservation program that is consistent with federal and state standards and regulations provides a basis for consistency and standards that are widely accepted and have been tested legally (reviewed, refined by adoption into regulations, tested and upheld in courts).

Similarly, in project review or adoption of Certificates of Approval, the adoption and use of the Secretary of the Interior's Standards provides nationally recognized criteria for project evaluation that have stood the test of time, reasonableness, and the courts. It helps guide decisions made within the local preservation program from being made in an arbitrary or capricious manner.

Technical Assistance.

CLG's are granted access to an on-line "listserv" of CLV cities², hosted by the State Office of Historic Preservation (SHPO). This communication tool offers CLG's access to the sharing of information about preservation issues, training opportunities, publications, procedures, grants, and a variety of technical assistance to CLGs.

Streamlining.

The use of the National Register/California Register criteria and the Secretary of the Interior Standards integrates local, state, and federal levels of review on projects before the HSPB. It brings clarity to the question of what resources are significant when it comes to CEQA and Section 106 of the National Historic Preservation Act.

Staff believes there are numerous benefits that would flow to the City if it were to pursue approval as a Certified Local Government under the National Historic Preservation Act and the California Office of Historic Preservation.

² Other Southern California Cities that are also CLG's include: Burbank, Calabasas, Colton, Glendale, Highland, La Quinta, Long Beach, Los Angeles, Norco, Ontario, Pasadena, Pomona, Redondo Beach, Riverside, Santa Ana, Santa Monica, South Pasadena Tustin, and West Hollywood.

REQUIREMENTS FOR CERTIFICATION:

Local Governments may be certified to participate in the CLG program by complying with the following minimum requirements (Pursuant to the Certified Local Government Program Application & Procedures, 2010, page 8):

1. *Enforce appropriate state and local legislation for the designation and protection of historic properties;*

The City of Palm Springs established Municipal Code Section 8.05 "Historic Preservation" in 1981 with ordinance 1140, with amendments, and uses this law in the application of its historic preservation regulations. This ordinance establishes procedures and regulations for the designation, alteration and protection of historic properties.

2. *Establish an adequate and qualified historic preservation review commission by local law;*

Municipal Code 8.05 also provides for the establishment and qualifications of the Historic Site Preservation Board and its members.

3. *Maintain a system for the survey and inventory of historic properties;*

The City Council adopted its current Citywide Historic Resources Survey in October, 2004 with Minute Order No. 7574. This survey provides an inventory of historic resources and sites throughout the City that are eligible for possible designation. The City is presently working on updates to this survey. Furthermore, the City maintains archival files in the Planning Department on all designated Class 1 and Class 2 historic sites and historic districts.

4. *Provide for adequate public participation in the local historic preservation program, including the process of reviewing and recommending properties for nomination to the National Register of Historic Places; and*

The City provide public hearing notices of all public hearing items as well as published agendas and minutes of all meetings of the Historic Site Preservation Board. Furthermore, the City Planning Services Department provides information regarding the Historic Preservation program at regularly scheduled citywide picnic events and HSPB meetings are televised on the City's public access television station.

-
5. *Satisfactorily perform the responsibilities delegated to it by the state.*

The City carries out responsibilities delegated to it by the state such as processing applications for and executing Mills Act Historic Property Contracts between owners of historic properties and the City.

PROCEDURE.

1. Staff will prepare the application for certification.
2. The application is submitted to the state OHP by the Mayor.
3. The OHP receives the application and reviews it for completeness. It will respond within 45 days to the applicant of any additional submittal requirements needed.
4. The OHP then forwards a recommendation for certification to the National Park Service who makes the final certification decision.
5. After the National Park Service agrees with the OHP's recommendation, a certification agreement will be prepared and signed by both the OHP and the City, at which time the City is considered formally certified.

ENVIRONMENTAL ASSESSMENT

Application for certification in the CLG program is not deemed a project under CEQA and is thus not subject to CEQA review.

CONCLUSION:

Staff believes the City's participation in the Certified Local Government Program will enhance the City's administration of the Historic Preservation Ordinance and the City's overall effort to promote historic preservation as a relevant and useful tool in the economic and cultural development of the City.



Ken Lyon, RA
Associate Planner

M. Margo Wheeler, AICP
Director of Planning Services

Attachment: Certified Local Government Program Application & Procedures Manual, 2010, California Office of Historic Preservation, Department of Parks & Recreation.



CALIFORNIA PRESERVATION FOUNDATION OUTLINE OF HISTORIC PRESERVATION INCENTIVES IN CALIFORNIA

- FEDERAL PROGRAMS

Historic Rehabilitation Tax Credits

Credit on federal income tax liability of 20% of rehabilitation costs using Secretary of Interior's Standards for Rehabilitation, for income-producing properties listed in the National Register of Historic Places; administered through the California Office of Historic Preservation. Can be combined with Low-Income Housing Tax Credits and other grant funds. Consult the California Office of Historic Preservation for issues on building or work eligibility and consult your tax attorney or accountant relative to individual circumstances on the use of these credits and recapture provisions.

The Banc of America Historic Tax Credit Fund, managed by the National Trust for Historic Preservation's for-profit subsidiary, The National Trust Community Investment Corporation, makes equity investments in the rehabilitation of historic properties eligible for the Historic Rehabilitation Tax Credit and the 10% non-historic credit. The federal 10% rehabilitation credit is for non-historic, income-producing properties (except not including residential use) built prior to 1936.

Conservation / Preservation Easement Charitable Contribution Deductions

Charitable contribution deduction on federal income tax related to the donation of an easement, in perpetuity, on property listed in the National Register of Historic Places to a qualified easement holder, either a governmental entity or not-for-profit corporation. Contact easement holder entity for details.

Community Development Block Grants (CDBG)

Federal CDBG-funded grants and loan programs are often used to encourage historic preservation or for general rehabilitation projects that can be applied to historic buildings. Contact your local (city or county) Redevelopment Authority or Housing Agency about the programs in your area.

Transportation - Enhancement Activities

Certain funds appropriated under 6-year federal transportation programs can be used for public transportation-related historic preservation projects under the Enhancement Activities provisions of the federal law. Enhancement programs are administered through procedures and supplemental criteria developed within each state and, in California, the regional Metropolitan Planning Organization (MPO), sometimes called by a different name. Contact the MPO in your area to determine the grant criteria and application procedures for awarding these funds. Most agencies' grant criteria are developed early in the funding cycle. The SAFETEA act is currently being debated in Congress, including whether or not to continue the Enhancement Activities funding.

- STATE PROGRAMS

Mills Act

This State law allows local governments to contract for 10 or more years with owners of qualified historic properties for property tax relief in return for abiding by preservation requirements. Contact your city's or county's Preservation Office or Planning Department to see if it has enacted a Mills Act program and, if so, the specific program requirements and application procedures it has adopted.

California Environmental Quality Act (CEQA)

State environmental review requirements allow an exemption relative to work on historic buildings that comply with the Secretary of the Interior's Standards for Rehabilitation. Contact your city or county Preservation Office, Planning Department, or environmental review staff about the eligibility of your project for this exemption.

State Historical Building Code

Chapter 8 of the building code used in California is for qualified historic buildings which allows for flexibility in the ways certain standards and tests of the code can be met in order to preserve significant historic

features and fabric; some exceptions for schools, hospitals; administered by local Building Officials and Fire Marshalls; appeals to State Historical Building Safety Board.

Seismic Retrofit Property Tax Exclusion

This program allows for a 15-year exclusion of costs of seismic retrofit in property tax reassessments. Co-ordinate with local building department as to the seismic retrofit work involved in the project and the value of that work, and contact your county tax assessor within 30 days of completion of the project.

California Cultural and Historic Endowment Board Grant Program

Administered by the State Library, approximately \$120 million in proceeds from the March 2002 Proposition 40 bond funds for cultural, historic and museum capital projects will be awarded to non-profits and local government agencies through competitive grants. Decisions on grant criteria, and application procedures, will be made by the California Cultural and Historic Endowment Board. All Board members have not yet (July 2003) been appointed. Contact the State Library for further information.

California Heritage Fund

A state program administered by the California Office of Historic Preservation allowing for 50% matching grants, from \$10,000 to \$1 million, for historic preservation projects on eligible historic properties owned by public agencies and qualified not-for-profit organizations. Proposition 12, which passed in March 2000, grants have generally all been awarded. Contact the California Office of Historic Preservation for information.

- LOCAL PROGRAMS

Contact your local city or county Preservation Office or Planning Department. Many communities have adopted special incentives to encourage rehabilitation and re-use of historic buildings, including some of the following types of programs: **Planning & Permit Fee Waivers**; **Zoning Incentives** involving flexibility in uses and parking waivers; **Design Assistance**, either offered free of charge or grants to cover a portion of the costs of architectural services; **National Register applications preparation**; **Expedited Permitting** for historic rehabilitation projects; **special publicly-funded loan programs** for rehabilitation projects; and, **Mills Act programs** (see above.) Some communities may also offer other programs that can be used for historic rehabilitation projects.

Redevelopment Agencies in California often also utilize **Tax Increment Financing (TIF)** pooled funds to assist projects in areas pursuing revitalization, and, using various other funding sources, often have established "façade grant" programs and loan programs for specific purposes.

- OTHER PROGRAMS

The **National Trust for Historic Preservation** has small grant programs for specific types of preservation projects, including **Preservation Services Fund** grants to help non-profit organizations and public agencies with the costs of consulting services for preservation project planning; **Johanna Favrot Fund** grants to nonprofits and public agencies for preservation work involving National Historic Landmarks; and, the **Cynthia Woods Mitchell Fund** grants to nonprofits and public agencies involving National Historic Landmark interiors. The Trust's **National Preservation Loan Fund** also provides below-market rate loans to nonprofit organizations and local governments. Contact the Western Regional Office of the National Trust for Historic Preservation in San Francisco. **Foundation or corporate grants**, while not often earmarked for historic preservation projects, sometimes are a source of funds for rehabilitation projects. Foundation and corporation grant-making criteria are unique to the foundation or corporation and often highly competitive. Contact the foundations or corporations directly for information.

CALIFORNIA PRESERVATION FOUNDATION

www.californiapreservation.org

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San Francisco, California 94103-3205

Updated September 2003



PALM SPRINGS HISTORIC SITE PRESERVATION BOARD

CLASS 1 and CLASS 2 HISTORIC SITES AND HISTORIC DISTRICTS

Revised November 6, 2013

(Gaps in the HSPB Case file numbers below are case files that did not move forward to any final designation action)

HSPB Case #	Name of Property	Address	Designated by CC	Resolution #
# 1	El Mirador Hotel Tower	1150 North Indian Canyon Drive	06/27/1984	
# 2	The Welwood Murray Cemetery	Chino Drive (West End)	02/06/1985	
# 3	Welwood Murray Memorial Library	100 South Palm Canyon Drive	10/03/1984	15248
# 4	The McCallum Adobe	221 South Palm Canyon Drive	09/05/1984	
# 5	The Cornelia White's "Little House"	221 South Palm Canyon Drive	09/05/1984	
# 6	The House of Murphy	262 S Palm Canyon Drive	(Class 2)	
# 7	Frances Stevens School	538 North Palm Canyon Drive	11/07/1984	15308
# 8	Palm Canyon Stone Street Marker	No Palm Canyon & Chino Drives	11/07/1984	
# 9	Lykken's Department Store	180 North Palm Canyon Drive	01/16/1985	
#10	The Oasis Hotel Tower	121 South Palm Canyon Drive	02/06/1985	
#11	First Comm. Church / Carnell Bldg	196 N. Palm Canyon Drive	(Class 2)	
#12	El Mirador Garage	1090 North Palm Canyon Drive	01/17/1990	
#13	The Pacific Building	766-798 North Palm Canyon Drive	02/06/1985	
#14	Mesa Tract Gate House	(El Portal at South Palm Canyon)	(Class 2)	
#15	Our Lady of Solitude Catholic Church	151 West Alejo Road	05/15/1985	
#16	The Indianoya Building	232 N. Palm Canyon Drive	(Class 2)	
#17	The Desert Inn	123 N. Palm Canyon Drive	(Class 2)	
#18	Jane Augustine Patencio Cemetery	1095 E Tahquitz Canyon Way	(Removed at request of ACBCI)	
#19	The O'Donnell House	447 West Alejo Road	10/04/2000	19916
#20	Harlow Haven	175 E El Alameda	(Las Palmas Business HD)	
#21	The Geo. Roberson House	385 West Tahquitz Canyon Way	02/05/1986	
#22	La Plaza Center (full block)	100-200 SPDC / 101-199 SICD	12/16/1987	
#22	The Plaza Theatre	128 South Palm Canyon Drive	11/06/1991	
#23	The Community Church	284 South Cahuilla Road	03/15/1989	16701
#24	Dr. Reid's Sanitarium	648-50 N. Palm Canyon Drive	(Class 2)	
#25	The Birge Estate	200 West Ramon Road	02/21/1990	
#26	The California Water & Telephone Bldg	365 -369 North Palm Canyon Drive	04/04/1990	
#27	El Paseo Building	800 North Palm Canyon Drive	04/04/1990	

HSPB #	Name of Property	Address	Designated by CC	Resolution #
#28	The Mousie Powell Residence	383 Vereda Norte	(Class 2)	
#29A	Drs. Pepper & Smith Building	483 North Palm Canyon Drive	05/05/1993	
#29B	The Kaufman House	470 West Vista Chino	07/17/1996	
#30				
#31	The Cork'n Bottle	342 North Palm Canyon Drive	05/01/1996	
#32				
#33	The Raymond Loewy House	600 West Panorama Road	10/02/1996	18907
#33	Tramway Gas Station	2901 North Palm Canyon Drive	(see #37)	
#33	The Albert Frey House #2	686 Palisades Drive	10/02/1996	18907
#33	Palm Springs City Hall	3200 East Tahquitz Canyon Way	10/02/1996	18907
#33	The Carey House	651 West Via Escuela	10/02/1996	18907
#33	The Aerial Tramway Valley Station	1 Tramway Road	10/02/1996	18907
#34	The Willows, (Wm Mead House)	412 West Tahquitz Canyon Way	12/02/1998	19409
#35	Palm Springs Desert Museum	101 North Museum Drive	12/02/1998	
#36	American Legion Post #519	400 North Belardo Road	01/06/1999	19447
#37	Tramway Gas Station (see #33)	2901 North Palm Canyon Drive	01/06/1999	19448
#38	The Kemper Estate	345 Via Las Palmas	(denied)	
#39	Fire Station #1	277 North Indian Canyon Drive	06/21/2000	19814
#40	Tiedown Easmor Circle	Easmor Circle	10/04/2000	
#41				
#42	Wexler/Steel Home (1 of 7)	290 East Simms Road	05/02/2001	20036
#42	Wexler/Steel Home (2 of 7)	3100 North Sunny View Drive	05/02/2001	20036
#42	Wexler/Steel Home (3 of 7)	3125 North Sunny View Drive	05/02/2001	20036
#42	Wexler/Steel Home (4 of 7)	3133 North Sunny View Drive	05/02/2001	20036
#42	Wexler/Steel Home (5 of 7)	3165 North Sunny View Drive	05/02/2001	20036
#42	Wexler/Steel Home (6 of 7)	300 East Molino Road	05/02/2001	20036
#42	Wexler/Steel Home (7 of 7)	330 East Molino Road	05/02/2001	20036
#43				
#44				
#45	Grace Lewis Miller (Neutra)	2311 North Indian Canyon Drive	07/17/2002	
#46	The Edris House	1030 West Cielo Drive	09/03/2003	
#47	The Ship of the Desert	1995 Camino Monte Drive	03/12/2004	
#48	The Neel House	272 Camino Buena Vista	04/06/2005	21235
#49	The Spanish Inn	640 North Indian Canyon Drive	(Las Palmas HD)	
#50	The Hamrick House	875 West Chino Canyon Road	09/06/2006	21695
#51	The Town & Country Center	174 North Palm Canyon Drive	(Rejected by City Council)	
#52	The City National Bank	588 South Palm Canyon Drive	07/18/2007	21971
#53	The Coachella Valley S & L	499 South Palm Canyon Drive	04/02/2008	22196
#54	The Santa Fe Federal Bank	300 South Palm Canyon Drive	05/06/2009	22468
#55	The Oasis Commercial Building	101-121 So. Palm Canyon Drive	04/21/2010	22699
#56	Invernada Residence	657 North Via Miraleste	02/06/2008	22141
#57	Dr. Wm. Scholl Estate	211 East Morongo Road	(Denied by City Council)	
#58	The Potter Clinic	1000 N Palm Canyon Drive	(Class 2)	
#59	Casa Cody Inn	175 South Cahuilla Road	10/15/2008	22355/ -56/ -57
#60				
#61				

HSPB #	Name of Property	Address	Designated by CC	Resolution #
#62				
#63				
#64				
#65				
#66		177 West Catalina	(determined ineligible)	
#67	The De Brabant House	982 N. Avenida Palmas	03/03/2010	22677
#68	The Koch Casablanca Adobe	590 South Indian Trail	06/17/2009	22496
#69	La Serena Villas	339 South Belardo Road	05/13/2009	22479
#70	P.S International Airport Front Façade.	3400 E Tahquitz Canyon Way	05/13/2009	22480
#71	Navajo Drive Alexander House	1958 South Navajo Drive	(Denied by HSPB)	
#72	The Orchid Tree Properties (also Class 2)	261 South Belardo Road	11/03/2010	22819
#73	The Royal Hawaiian Estates	1744 S. Palm Canyon Drive	(see Historic District No. 2)	
#74	Apache Rd. Alexander House	1070 East Apache Road	02/03/2010	22658
#75	The Cary Grant Estate	928 North Avenida Palmas	01/19/2011	22855
#76	Dr. Stephens House	645 E. Morongo Road	11/03/2010	22820
#77	The Frank Sinatra House	1145 Via Colusa	03/16/2011	22882
#78	The Del Marcos Hotel	225 W. Baristo	05/02/2012	23128
#79	The Kocher-Samson Building	766 N. Palm Canyon Dr.	07/11/2012	23196
#80	Charlie Farrell House	630 E. Tachevah Drive	Pending HSPB Review	
#81	Charlie Farrell Guest House	1120 Via Miraleste	Pending HSPB Review	
#82	Casa Palmeras	783 N. Indian Canyon Dr.	07/11/2012	23195
#83	J.W. Robinsons Building	333-343 S. Palm Canyon Dr.	01/16/2013	23287
#84	Charlie Farrell House at Rac Clb	2743 N. Indian Canyon Dr.	Pending HSPB Review	
#85	Twin Palms Residence	992 E. La Jolla Road	01/02/2013	23283
#86	The Abernathy Residence	611 N. Phillips Road	02/06/2013	23291
#87	General Houses, Inc. Model Home	1320 E. Tamarisk Road	02/06/2013	23292
#88	Racquet Club Cottages West	360 Cabrillo Road	(Pending Hist. District #3)	

HISTORIC DISTRICTS:

Note regarding Status of Contributing structures in Historic Districts:

Note: Any property in a designated historic district that has been deemed a "contributing structure" is subject to Class 1 historic site regulations pursuant to Municipal Code Section 8.05.

Historic District No. 1 – The Las Palmas Business Historic District: Contributing Structures:

- Frances Stevens Park²
- 572 N. Indian Canyon / Colony Palm Hotel
- 822 N. Palm Canyon / Pepper Tree Inn
- 650 N. Palm Canyon
- 640 N. Indian Canyon / The Spanish Inn
- 700 N. Palm Canyon
- 783 N. Indian Canyon Drive / Casa Palmeras
- 844 N. Palm Canyon
- 814-840 N. Indian Canyon / Las Hacienditas
- 894 N. Palm Canyon
- 175 E El Alameda / Harlow Club Hotel
- 265 E. Via Altamira / Palm Springs Club
- 766-798 N. Palm Canyon / Pacific Building²
- 784 N. Indian Canyon / Indian Manor

HSPB #	Name of Property	Address	Designated by CC	Resolution #
▪	800-830 N. Palm Canyon / El Paseo Building ¹	▪	140 Tamarisk Road / De Anza Hotel	
▪	299 Tamarisk Road (El Rancho Grande)	▪		

Historic District No. 2 – The Royal Hawaiian Estates Condominium Association

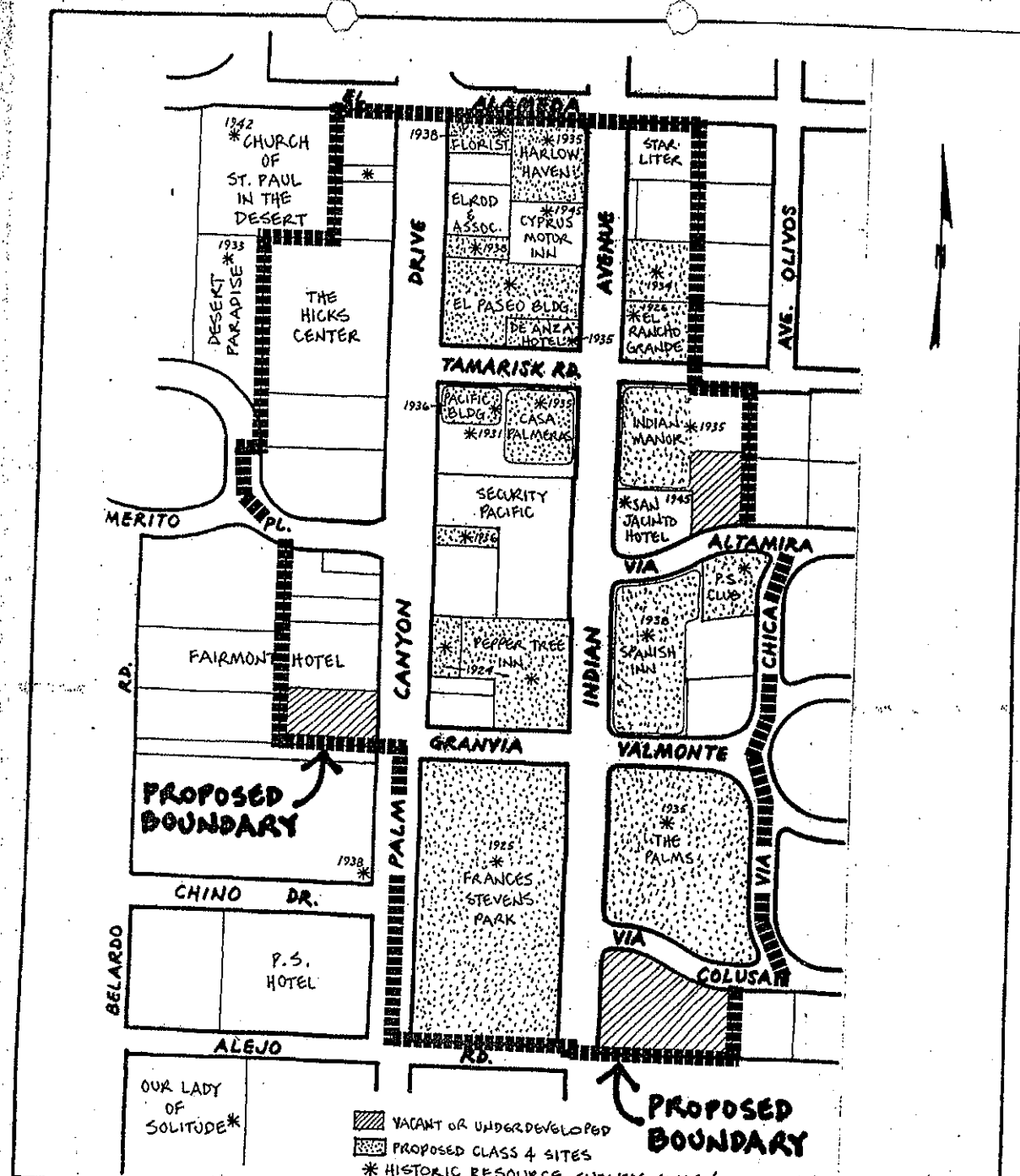
(Please refer to archival file in the Planning Services Department for listing of contributing structures.)

Historic District No. 3 – The Racquet Club Cottages West (now known as the Racquet Club Garden Villas HOA)

(Pending designation).

(end of list)

¹ These properties are separately designated as Class 1 historic sites.



[Hatched Box] VACANT OR UNDERDEVELOPED
 [Stippled Box] PROPOSED CLASS 4 SITES
 * HISTORIC RESOURCE SURVEY SITES/19XX - EST. CONSTRUCTION DATE

CITY OF PALM SPRINGS	
CASE NO. HSPB-D1	APPROVED BY PLAN. COMM. DATE
APPLICANT CITY OF PALM SPRINGS	APPROVED BY COUNCIL DATE
REMARKS: 1. PALM SPRINGS CITY...	ORD. NO. _____



The Preserve America Program

Preserve America is a federal program that encourages and supports community efforts to preserve and enjoy our priceless cultural and natural heritage. The goals of the program include a greater shared knowledge about the nation's past, strengthened regional identities and local pride, increased local participation in preserving the country's cultural and natural heritage assets, and support for the economic vitality of our communities. Since the program's inception in 2003, the First Lady of the United States has been involved in supporting and promoting Preserve America. Permanent authorizing legislation for the program was passed by Congress and signed by President Obama in March, 2009. Detailed information on all aspects of this initiative can be found at www.preserveamerica.gov. Major components of Preserve America include the following:

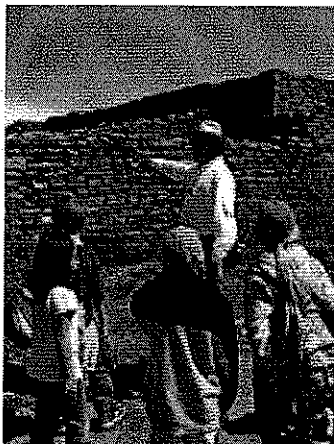
Preserve America Communities

This program recognizes and designates communities, including neighborhoods within large cities, which protect and celebrate their heritage, use their historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic resources through heritage tourism and education programs. To date, 890 Preserve America communities have been designated in all 50 states, the District of Columbia, and two U.S. territories, including 20 neighborhoods and five tribal communities.



Jonesborough, Tennessee, became a Preserve America Community in August 2005 and showcases its history as the oldest town in the state.

Benefits of designation include White House recognition; a certificate of recognition; a Preserve America Community road sign; authorization to use the Preserve America logo on signs, flags, banners, and promotional materials; listing in an on-line Preserve America Community directory; inclusion in national and regional press releases; eligibility to apply for Preserve America Grants, when funded by Congress; and enhanced community visibility and pride. Preserve America Communities are also featured in National Register Travel Itineraries and in "Teaching with Historic Places" curricular material created by the National Park Service. There are quarterly deadlines to apply for designation annually on March 1, June 1, September 1, and December 1. Application forms and more information are available at www.preserveamerica.gov/communities.html.



Preserve America Stewards

The Preserve America Stewards program honors exemplary volunteer efforts at historic resources around the country. There are currently 41 Preserve America Stewards. Honorees are recognized for stewardship programs that have demonstrated a successful use of volunteer time and commitment to help care for our cultural heritage. Government entities (federal, tribal, state, or local), non-profit organizations, and businesses are eligible to apply to have their programs recognized. The application form and further information is available at www.preserveamerica.gov/stewards.html.

Volunteers of the Chimney Rock Interpretive Association, a Preserve America Steward, work to help bring the past to life.

ADVISORY COUNCIL ON HISTORIC PRESERVATION

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Phone: 202-606-8503 • Fax: 202-606-8647 • www.preserveamerica.gov

Executive Order 13287: "Preserve America"

The Preserve America Executive Order (2003) emphasizes federal policy for the protection, enhancement, and contemporary use of historic properties owned by the federal government. The order encourages agencies to seek partnerships with state, tribal, and local governments and the private sector to make more informed use of these resources for local economic development and other recognized public benefits. It also directs agencies to support state, tribal, and local heritage tourism with existing authorities and resources. As required by the order, the Advisory Council on Historic Preservation reviews agency stewardship and partnership efforts and provides a status report to the President every three years. The reports were compiled and issued in 2006, 2009, and 2012, based on reporting from individual federal agencies with land and property management responsibilities.

Preserve America Grants

From 2006 through 2010 more than \$21 million in matching grants were awarded to 280 projects throughout the country. The grants are designed to support community efforts to develop sustainable resource management strategies and sound business practices for the continued preservation and use of historic and cultural sites. The focus is on economic and educational opportunities related to heritage tourism. Grant amounts ranged from \$20,000 to \$250,000 and required a 1:1 match. Some grants leveraged a great deal more support than the basic match requirement.

State Historic Preservation Offices, Tribal Historic Preservation Offices, designated Preserve America Communities, and Certified Local Governments that have applied for Preserve America Community designation are eligible to apply for Preserve America Grants pending congressional appropriations. Though the Preserve America Grants have been authorized by Congress, no funding has been allocated for the grants in the current budget. Further information, including descriptions of funded projects, is available at www.nps.gov/history/hps/hpg/PreserveAmerica.

Preserve America Presidential Awards

Up to four awards were given annually through 2008 to organizations, businesses, or government entities for exemplary accomplishments in the sustainable use and preservation of cultural or natural heritage assets; demonstrated commitment to the protection and interpretation of America's heritage assets; and integration of these assets into contemporary community life, combining innovative, creative, and responsible approaches to showcasing historic local resources. Awards were presented to two national initiatives as well as regional, statewide, and local programs in 19 states. For a full list of winners and photographs, visit www.preserveamerica.gov/presidentialaward.

National History Teacher of the Year Award

Since 2004, outstanding history teachers at the K-12 level have been recognized in each state, the District of Columbia, and U.S. territories, followed by selection of the National History Teacher of the Year from among the state winners. State winners each receive \$1,000 and a core archive of history materials for their school libraries. The Gilder Lehrman Institute of American History administers this award program, in association with HISTORY™, and Preserve America, and hosts a national recognition event each fall.

Preserve America Summit and the Future of Preservation

In recognition of the 40th anniversary of the National Historic Preservation Act, a Preserve America Summit was convened in 2006 with 450 participants to consider the future of the national preservation program. A Youth Summit met in conjunction with the larger conference and has provided a model for subsequent youth projects, including promotion of historic preservation service-learning as an educational tool. Key recommendations emerging from the Summit to improve the effectiveness of historic preservation efforts nationally through better resource identification, stewardship, community support, education, and leadership were adopted by the Advisory Council on Historic Preservation and are now being implemented by federal agencies in cooperation with non-federal partners.

Program Management

A Web site (www.preserveamerica.gov) and an e-newsletter provide details and updates on Preserve America, with information on how to get involved and links to related programs and resources. Preserve America is administered jointly by the Advisory Council on Historic Preservation and the Department of the Interior, in cooperation with representatives from the White House and the Executive Office of the President,; the Departments of Agriculture, Commerce, Defense, Education, Housing and Urban Development, Interior, and Transportation; the General Services Administration; the Institute of Museum and Library Services; the National Endowment for the Humanities; the President's Council on Environmental Quality; and the President's Committee on the Arts and the Humanities. For more information about Preserve America, visit www.preserveamerica.gov.

National Park Service

National Park Service
U.S. Department of the Interior



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Preserve America Grant Program

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Application & Instruction
Manual & Forms
Frequently Asked Questions
Funded Projects
Helpful Resources
Preserve America
National Advisory Council on Historic Preservation
Become a Preserve America Community

The Preserve America matching-grant program provides planning funding to designated Preserve America Communities to support preservation efforts through heritage tourism, education, and historic preservation planning.

Through these grant projects our country gains a greater shared knowledge about the Nation's past, strengthened regional identities and local pride, increased local participation in preserving the country's cultural and natural heritage assets, and support for the economic vitality of our communities.

Announcements:

In recognition of the 10th Anniversary of the Preserve America program, the Journey Through Hallowed Ground Partnership (JTHG), the Advisory Council on Historic Preservation (ACHP), and the National Park Service (NPS) are partnering on a symposium entitled *More Bang for the Buck: Tools for Sustainable Growth and Heritage Tourism* during the JTHG Partnership's Annual Conference, **May 21-22, 2013 in Gettysburg, PA.**

We want to hear from you about the issues and creative solutions that have worked for your community. **The deadline for proposals is November 30!** If you are interested in submitting a 75 minute session, please click [here](#).


Consolidated Appropriations Act, 2012, Public Law 112-74, providing appropriations for Fiscal Year 2012, does not include funds for Preserve America grants. Therefore, **NPS will not accept applications or award grants in FY 2012.**

Active grants from FY 2010 and earlier will not be effected.

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Name: Heritage & Historic Preservation - NPS

Status: Get real, live training in the historic tax...

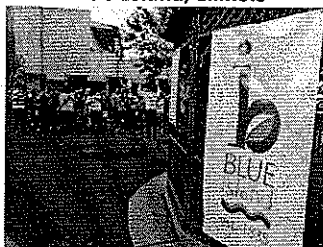
Fans: 2336

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"Things are happening in this town because of PA that wouldn't be happening otherwise. It's a valuable program.

Blue Island, Illinois



We are trying to change people's perspective about what it means to live in a (historic) inner-ring suburban community. We face a lot of the same challenges as the "big city" but have none of the resources. Happily, we also have amazing architecture, rich social history, great restaurants, unique shopping... it's just on a smaller, friendlier scale. We need to let the rest of the world know that we're here, and that you'll love it. We couldn't do it without Preserve America dollars. Our community has invested in its heritage, and Preserve America has invested in promoting our story. I see visitors - and residents too! - spending dollars in our town each time they visit."

- Jason Berry, Community Development Special Projects Manager

To learn more...

Resolution No. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DECLARING ITS SUPPORT FOR A "PRESERVE AMERICA COMMUNITY" DESIGNATION FOR THE CITY OF PALM SPRINGS AND FOR THE CONTINUED PROTECTION OF HISTORIC RESOURCES IN THE COMMUNITY

WHEREAS, Preserve America is an Administration initiative developed in cooperation with the Advisory Council on Historic Preservation, the U.S. Department of the Interior, and the U.S. Department of Commerce; and

WHEREAS, the goals of this initiative include a greater shared knowledge about our nation's past, strengthened regional identities and local pride, increased local participation in preserving the country's irreplaceable cultural and natural heritage assets, and support for the economic vitality of communities; and

WHEREAS, this initiative is compatible with interests and goals of the City of Palm Springs related to historic preservation; and

WHEREAS, the designation of the City of Palm Springs as a Preserve America Community will improve the ability of both the City and the community to protect and promote our historical resources.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City of Palm Springs seeks approval for the designation of the City as a Preserve America Community;

SECTION 2. That the City Council of the City of Palm Springs will protect and celebrate our heritage, use our historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic resources through education and heritage tourism programs.

ADOPTED this 3rd day of June, 2009.

David H. Ready, City Manager

ATTEST:

James Thompson, City Clerk