

9. Historic Preservation

Introduction

The purpose of identifying historic elements in the West Main Street Area is to identify neighborhoods, archaeological resources, individual structures and other features (including signs) that are unique to the West Main Street Area, Mesa, and the Valley. West Main Street Area's unique character is one that should be preserved, highlighted, and celebrated.

In Planning Advisory Committee meetings regarding historic preservation, the preservation of unique elements of West Main Street and appropriate infill were key items. During a 2001 survey conducted for the adoption of a Historic Preservation Plan, citizens were asked to identify threats to Mesa's historic, architectural, and archaeological resources. A few of these threats were identified as limited community awareness, redevelopment pressure, lack of funding for maintenance, and limited assistance for private efforts.

This chapter provides polices, projects and programs that can be established in order to identify and preserve the significant features of the area.

Benefits

Implementing the policies, projects and programs identified in the Historic Preservation Element would result in benefits as identified below:

Benefits of identification of archaeological sites:

- As an integral piece of the planning process, archaeological and historic sites/features of the West Main Street Area are considered in all aspects of planning decisions from the beginning rather than an afterthought of the planning process and development plans.
- Community awareness of 'what came before'; understanding of why archaeological surveys are needed, awareness of state and federal laws regarding inhumations/burials, awareness of importance of 'intact' sites.
- Opportunities for providing alternatives to site disturbances.

Benefits of identification of historic sites:

- Community awareness of the history of Mesa and West Main Street,
- Encourage preservation through incentives, informative signage to designated site or neighborhood,

- Identify potential historic districts and historic landmarks for national and local listing,
- Provide the basis for future ordinances or codes to assist with preservation,
- Protect and highlight the unique characteristics of West Main Street

Benefits of listing signs

- Identify and preserve the unique historic signage that is part of the identity of the area

Policies

Policies for Preservation

HPP1: Identify, protect, and enhance important archaeological, cultural and historical sites and resources in the area and their contributing environment.

HPP2: Support the registration of cultural resources in appropriate landmark designations (i.e., National Register of Historic Places, Points of Historical Interests, or Local Landmarks).

HPP3: Provide restoration priority to those buildings and open space areas identified as having historic, cultural, or architectural significance that are in imminent danger of decay or demolition.

HPP4: Encourage federal and state government agencies, as well as financial institutions and private citizens, to

provide loans for refurbishing historical buildings and restoring artifacts and memorabilia.

HPP5: Encourage local citizens to cooperate to identify and publicize the significance of historical sites and buildings.

HPP6: Review all building and demolition permits for buildings either designated historic or within historic districts, to ensure and, where feasible, encourage the preservation of these historic facilities.

HPP7: Protect and enhance the integrity of the historical atmosphere by supporting the restoration, renovation, and adaptive reuse of historic buildings.

Policies for Archaeological Discoveries

ARCHP1: Developers/owners should be notified about state and federal laws regarding architectural resources as part of the planning and building permit process to uphold these laws.

ARCHP2: As per the City's policy, an archeological study should be requested as part of the development process in potentially archeological significant areas.

Policy for Potential Historic Signage

HSP1: Historic signage should be preserved during redevelopment.

HSP2: Historic Signage should be allowed to co-exist with new signs on the same site.

Projects

HPPRJ1: Expand survey efforts to identify additional historic districts and landmarks for the restoration and preservation of areas, buildings, and sites in West Main Street Area.

Primary Responsibility: Planning Division
Priority: Medium

HPPRJ2: Conduct a survey of signage in the area and identify historic signage.

Primary Responsibility: Planning Division
Priority: Medium

HPPRJ3: Enhance historic significance of the identified historic subdivisions presented in Figure 9.1 by providing elements such as signs unique to each historic subdivision. These signs would enhance the sense of the place to these subdivisions while emphasizing the historical past of the subdivision.

Primary Responsibility: Planning Division /
Transportation Department
Priority: Low

HPPRJ4: Continue to implement the historic preservation program to promote the restoration and preservation of existing historic districts and landmarks.

Primary Responsibility: Planning Division

Priority: Medium

HPPRJ5: Work with the property owners to initiate National Register of Historic Places Nominations process for properties with historic characteristics within the area.

Primary Responsibility: Planning Division
Priority: Medium

HPRJ6: Provide technical assistance to the interested/qualified parties through the Historic Preservation Program.

Primary Responsibility: Planning Division
Priority: Medium

HPPRJ7: Explore funding resources and grants that support historic preservation of buildings and resources in the area.

Primary Responsibility: Planning Division
Priority: Medium

Program

HPPRG1: Review of all development proposals, beginning with pre-submittal stage, in the West Main Street Area should include evaluation and recommendation based on the policies and projects identified in this section.

Primary Responsibility: Planning Division

Priority: Medium

HPPRG2: Review identified sites during rezoning and new development to address possible historic and archeological resources and address possible alternatives of preserving the identified resources.

Primary Responsibility: Planning Division
Priority: Medium

HPPRG3: Review identified signs prior to demolition to address possible alternatives.

Primary Responsibility: Planning Division
Priority: Medium

HPPRG4: Provide professional archaeologist's review and recommendation during new development/redevelopment.

Primary Responsibility: Planning Division
Priority: Medium

HPPRG5: Identify historic designated properties in the Tidemark tracking system by parcel number and create a warning notice that Planning Division's Historic Preservation Officer must review the property in question.

Primary Responsibility: Planning Division/Building Safety
Priority: Medium

Plan

Potential historic neighborhoods (platted prior to 1955) have been identified in a 1999 survey of the City of Mesa. These potential historic districts and landmarks have been identified on a map provided in this document (Figure 9.1). The plan is to identify and preserve historic neighborhoods and to provide incentives for the preservation of unique features found in the West Main Street Area. As additional sites with historic and archeological significance in the area are identified, they would become eligible for the applicability of above policies and projects.

Figure 9.1: Historic Sites in the West Main Street Area

