

AGENDA



**JOINT WORK SESSION
with the
MAYOR and COMMON COUNCIL
and Planning & Zoning Commission
of the
TOWN OF CAMP VERDE
COUNCIL CHAMBERS
473 S. Main Street, Room #106
WEDNESDAY, MARCH 8, 2006
6:30 P.M.**

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**

Discussion of the following with Casa Verde Consulting:

4. **Review of the content for the Historical Overview portion of the Design Review Ordinance and identification of opportunities and constraints by conducting a visual survey.**
5. **Adjournment**

Posted by: *C. Jones*

Date/Time: *3-3-06 10:40 a.m.*

Note: Pursuant to A.R.S. §38-431.03.A.3, the Council may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.



TOWN of CAMP VERDE - DESIGN REVIEW

Joint Council/P&Z Work Session – March 8, 2006

MEETING OVERVIEW

The purpose of the joint work session is to discuss content for the Historical Overview portion of the Design Review Ordinance, and to identify opportunities and constraints by conducting a visual survey.

MEETING OUTLINE

1) Work Session One Review.

Presentation of Revised Vision & Purpose statements.

2) Public Outreach – Visual Survey

Meeting attendees will be encouraged to participate in visual survey.

Participants will be asked questions specific to displayed photographs of sample development. Comments from the surveys will be used to help identify perceived appearances and preferences in terms of the design quality of the sample images.

3) Draft Historical Overview & Visual Library Presentation

4) Gather suggestions for Historical Overview & Visual Library

During the work session we encourage your suggestions for content to be included in the Historical Overview. Prior to the meeting please consider possible developments, past or present, to be included in the Historical Overview or Visual Library. The Visual Library may include current development within the Verde Valley, which demonstrates both desirable and undesirable design attributes. Please bring images of sample developments, in electronic form or hard copies, or a list of potential developments to be photographed. Ultimately, the images will be used to help shape Camp Verde's Design Review Ordinance.

Please forward images to: Casa Verde Consulting
849 South Cove Parkway,
Cottonwood, Arizona 86326

Or email images to: casaverde@commspeed.net

6) Discussion – “DRO Scope & Reach” Handout.

The following are draft statements for your consideration.

VISION & GOALS

Camp Verdeans describe their Town as "*western, rural, friendly, and historic.*" Camp Verde's 2004 General Plan states: "*Camp Verde will maintain its western, rural, friendly, and historic atmosphere*" and "*Commercial and residential areas will be neat and appealing in appearance so as not to distract from the natural beauty and mountain vistas of the Town*". It also emphasizes "*maintaining the western/rural character of the town and its visual attractiveness.*"

This statement of current conditions and future desires not only describes the vision and goals of the citizens of the Town of Camp Verde, in doing so it identifies the need to implement those goals.

Recognizing that an effective Design Review process is the most effective means of implementing these visions and goals, the Camp Verde Design Review Board is hereby created.

PURPOSE

The Town of Camp Verde's Design Review process is intended to provide an aesthetic direction for continuing development within town boundaries in order to help preserve the western/rural appearance and small-town sense of place described in the Town's General Plan. A Council-appointed citizen's board is tasked with reviewing proposed commercial building projects to help ensure that new construction is consistent with the General Plan's vision of the Town's past, present and future character.

In furtherance of this purpose, the Town, through the Design Review Board and Planning Staff, will review, and the Board shall act upon all development applications pertaining to commercial, industrial, multi-family and planned developments.



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Evolution of the Camp Verde Built Environment

A HISTORICAL PERSPECTIVE

Camp Verde has been variously described over the years as quiet, unpretentious, rugged, comfortable, homey, plain, sleepy, and even cute. Nevertheless, what Camp Verde has that it has always had is obvious. Camp Verde projects a simple, rural, western image of days gone by. A quiet utilitarian settlement that retains the look and feel of an earlier Arizona that so many others have lost in their rush to modernization, a look and feel that the citizens of this town have expressed a desire to retain.

This brief history seeks to examine the reasons Camp Verde looks and feels the way it does.

IN THE BEGINNING...

As the country and state have progressed, so have the ways in which we construct buildings.

From the first stone fort near Clear Creek to its newest homes and commercial centers, the appearance of today's Camp Verde has been and continues to be defined by its wide variety of buildings. One of Arizona's earliest Anglo settlements, its western/rural look is a function of materials availability, economy and necessity. Camp Verde's early buildings are remarkable in their simplicity, utility, efficiency and diversity.

Since those first bold pioneers forted up in 1865, America, Arizona and Camp Verde have seen two World Wars, 27 Presidents, and the addition of 250 million people to our country. They have watched as almost 1/3 of the country's population has "gone west", railroads have come and almost gone, man has learned to drive rather than walk, and people fly as if it were second nature. Communications has progressed from heliograph to satellite, from telegraph to cell phone.

Like most Arizona and western towns, Camp Verde has grown up from readily available and cost effective materials.

In 1865, Middle Verde building materials were limited to what native materials could be reasonably gathered and transported to a building site: such as rocks and trees or whatever materials and hardware could be purchased and hauled by mule or oxen from Prescott and beyond. Adobe bricks and hand-hewn beams and lumber were the only available "manufactured" materials, and you manufactured them yourself. Even nails were often made at home that is if you were lucky enough to have nail wire and a nail header. Certainly not a plethora of building material options for this building era.

Trade routes in Arizona did not yet exist other than the few wagon roads forged by the U.S. Army and a few crude trails forged out of necessity. Difficult, sometimes treacherous terrain and the constant threat of attack by hostile natives made the hauling of any but the most necessary goods unthinkable. The railroads would not reach central Arizona for another sixteen years. Most heavy items shipped from the east had to make the arduous journey by sea around the tip of South America, up through the Sea of Cortez and up the Colorado River by steamboat to Yuma or La Paz. From the west, goods from San Francisco made a similar roundabout trip south around the Baja Peninsula to reach the Colorado.

The grueling and dangerous overland trip from these ports to places like Prescott and Wickenburg was over some of America's most forbidding mountains and deserts. If not for enterprising and tough freighters and teamsters willing to endure the heat, the cold, the Indian attacks, bandits, rattlesnakes, bad weather and just bad luck to get the goods to settlements across the territory, simple things like axes, hammers, nails, and shovels would have been hard to come by. Given the distances involved and the fact that freighters made good money for their bold efforts, it is little wonder that these heavy items were often more precious than gold in the new lands.

ENTER THE CAVALRY

With the expansion of the military presence in Arizona and the Verde Valley came the need to supply the ever-increasing number of soldiers and their stock. The military machine required constant re-supply of meat, vegetables and dry goods for its soldiers, grain and hay for horses, mules and oxen. It needed endless wood for cooking and heating. It required wood, nails, and adobe for building; and it needed tools, hardware, boots, saddles, coffeepots and ammunition to keep it all running.

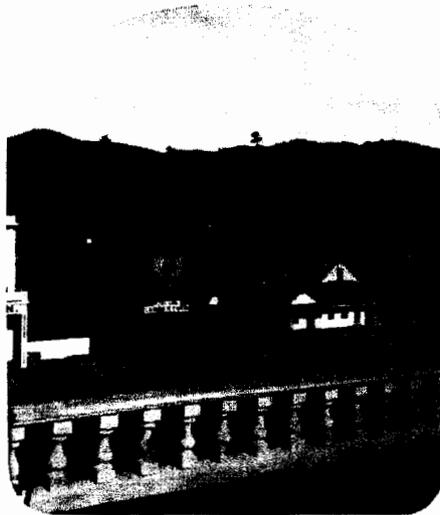
Additional demand for materials dictated the need for more freighters, many more. Increased freight accelerated the need for a superior road network; and livery stables, blacksmiths and saloons, sutlers' stores and post offices and farmers and ranchers and...

Soon, as with many early western military towns, Camp Verde developed because of the military fort and its needs. In return, the military, because of its needs, helped provide the impetus and the infrastructure to begin commerce in the Verde Valley.

By 1875, as the increased military presence in the territory began to reduce the dangers to new residents, settlement in northern Arizona began to take hold and demand for building materials grew. Greater security and improved trade routes allowed for practical movement of goods including improved building materials.

MODERN TRANSPORTATION

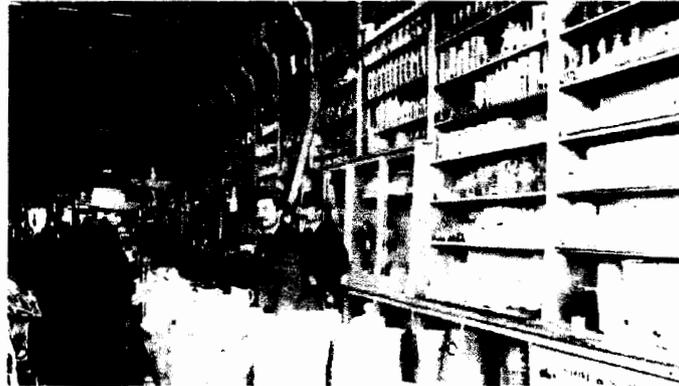
By the 1880s, early builders and entrepreneurs were busily making shake shingles and adobe bricks, and quarrying native limestone. Others were hauling in sawmills for cutting lumber, and a lumberyard was operating in Prescott.



Wilson's Lumberyard, Prescott - 1887

Before the enormous growth of the desert southwest after WWII, the building materials market in the southwest as a percentage of the U.S. market was very small. Most of the millwork, hardware, glass, fasteners and other manufactured materials were made on the east or west coasts, so distance and cost was still a great factor. Many lumberyards and hardware stores purchased their goods through the same wholesalers, with a close eye on cost.

Common standardized materials were often obtained from a limited supply chain (again, usually as close as possible), by a limited number of merchants and many essentially identical materials show up on buildings from similar eras across Arizona. In northern Arizona for example, if Babbitt Brothers sold only brass doorknobs in 1913 then most new doorknobs installed in northern Arizona in 1913 was brass.



Babbitt's Hardware Store - Flagstaff 1890

This was true of many building materials and indeed most goods in general. Variety and selection was not Home Depot-like.

For several decades, locally available basic exterior building materials remained much the same: lumber, brick, stone, stucco, concrete, wood doors and window frames. Roofing was wood shakes, corrugated metal or occasionally clay tile. If you wanted anything fancier, it usually had to be ordered.

THE NEAR DEMISE OF NATIVE MATERIALS

Commonly used native materials from nearby sources and available for many decades in the Verde Valley included fir, ponderosa and white pine lumber from sawmills near Stoneman Lake, and other large mills in Flagstaff and McNary. Rough-hewn piñon or juniper trunks were often used as posts and short rafters, especially in outbuildings. Native limestone and flagstone came from nearby quarries, and beautiful Verde River cobbles and stone were obtained from the river course all along its length. Dark volcanic rock (often called "malpais") was used regularly in foundations, walls and fence walls.

However, changes in building materials, methods and building safety codes over the decades have also gradually changed the way buildings look.

Today, with modern transportation and distribution systems combined with improved construction methods and materials, it is rare to see a builder actually use native local materials. Most lumber now comes from the northwest. Reinforced concrete and masonry have replaced stone in foundations. Since the EPA banned mining in the Verde River in the early 1980's, real Verde River rock was replaced with various versions of "faux stone" or rock from other river courses, none of which look quite like the real thing. Wood lap, board and batten and clapboard siding have given way to composite, vinyl and concrete siding materials.

The variety of manufactured building materials readily available today staggers the imagination. Plastics, metals, concrete tiles, synthetic stucco, engineered wood products, imitation stone, and the list is endless.

THE LAST NATIVE MATERIAL

Virtually all of the materials in new construction today are produced in factories across the country and delivered by rail or truck to construction sites except for one, the one common building material that is almost always locally obtained due to availability and prohibitive shipping cost is aggregate.

The vast majority of local material in today's new Camp Verde home or commercial building consists of sand, gravel and cement in its foundations and floors. Your shingles might come from Georgia and your fireplace from Minnesota, but your dirt comes from Camp Verde.

CAMP VERDE, AN ISOLATED TOWN

Other factors that have played a part in Camp Verde's appearance are highway influences and tourism. Oddly enough, these intertwined elements and their timing, have shaped Camp Verde differently than many other Arizona small towns. During the late forties and into the fifties many towns, especially along Route 66 and its southerly sister US 60, were transformed by the country's new fascination with highway travel. Every kind of gas station, tourist attraction, lodging, and eatery sprang up along these main arteries, and seemingly every one of them were announced forty miles in advance by multiple billboards. When one came near a town it usually straddled the highway, which was lined with every manner of neon sign, each competing to be larger than each other. Even many smaller highways followed suit.

The Verde Valley, for the most part, escaped the frenzy of the baby boomer rush to see America. In 1946, the Black Canyon Highway did not exist, and the Verde Valley was a place you had to find. Even after the creation of the Black Canyon Highway in the mid-fifties, Camp Verde was off the beaten path. Until the Arizona Department of Transportation (ADOT) took over Forest Highway 8 and added it to State Route 260, Camp Verde was one of the few towns in northern Arizona that was not along a federal or state highway.

The obvious benefit for modern Camp Verde is a distinct absence of old billboards, neon monsters and building shaped like teepees or doughnuts. The town's western look is one that is natural and unadorned, rather than one invented for tourists from the eastern United States. Camp Verde has reason to be thankful to have escaped that which other towns are still trying to fix.

TODAY'S CAMP VERDE

Now, more than 140 years after the first settlers stacked boulders and logs for that first building, Camp Verde's identity is distinctly its own, having been shaped by buildings that have historically focused on utility, function, economy, and western simplicity. Whether by design or due to economics, heavy decoration, scrollwork and "gingerbread" have been historically absent in the Town's built environment, giving way to a more subtle vernacular interpretation of what belongs here.