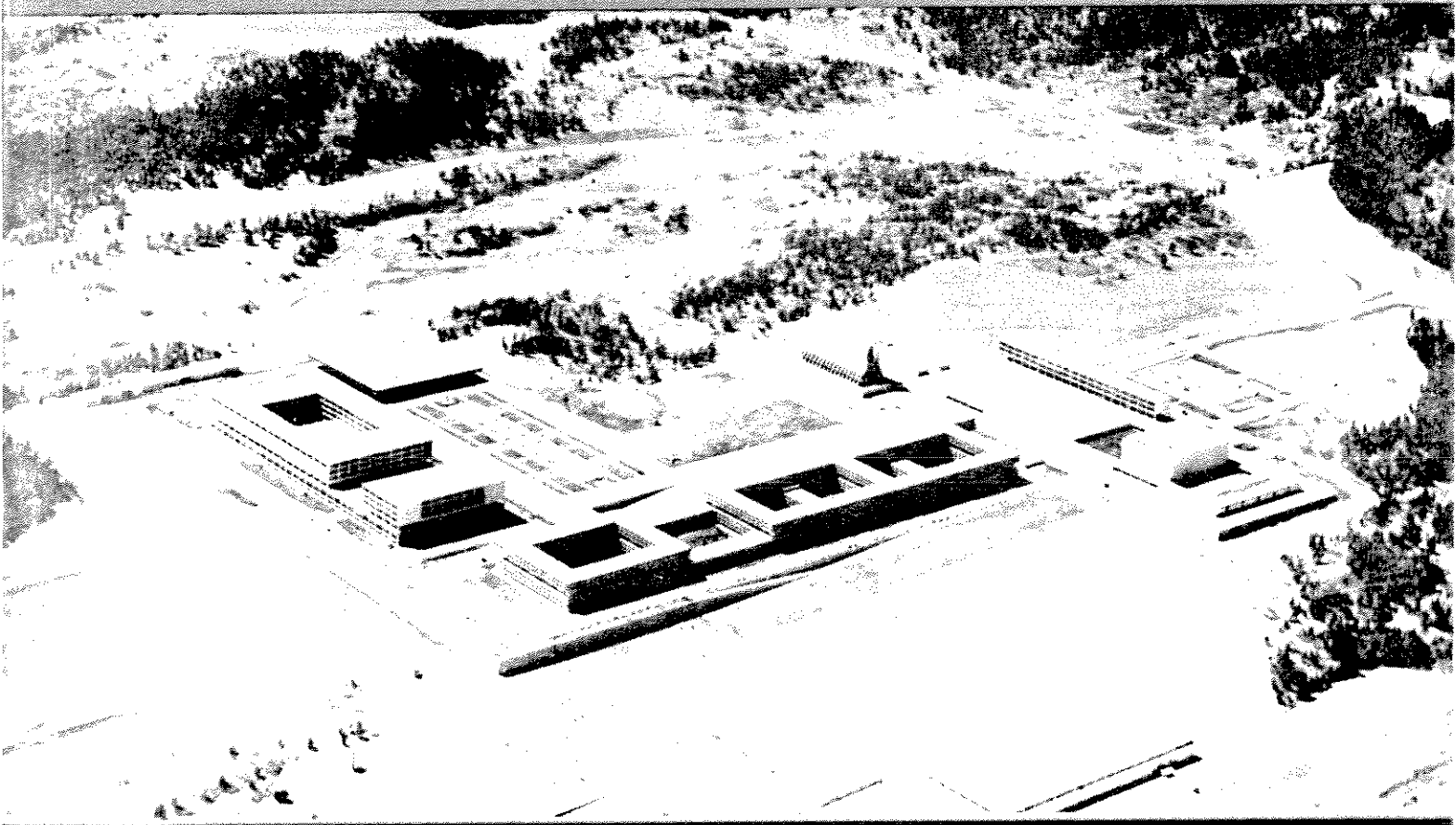


Volume 3 — 1964

YEAR BOOK
of the
ROCKY MOUNTAIN CHAPTER
of the
INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS





JOHN A. LOVE
GOVERNOR



THE STATE OF COLORADO
EXECUTIVE CHAMBERS
DENVER

March - 1964

Greetings to the International Conference of Building Officials!

I am pleased once again to send my best wishes and warm welcome to the International Building Officials' meeting in Denver this March.

I know that each of you looks forward to this Conference and that each of you prosper and benefit from the things you see and hear at this meeting.

If you have some free time and are able to take advantage of our great Colorado scenery and fine weather, please do so, and I look forward to the opportunity of greeting you again next year.

I wish you good luck and success in your deliberations.

Sincerely,

John A. Love
John A. Love

JAL:mu

COVER PICTURES

FEDERAL OFFICE BUILDING and Courthouse, Denver—Located at 19th and 20th, Stout and Champa Sts., 18 story office building and 6 story courthouse. Cost, Approximately 14 million dollars. Courtesy Fisher & Davis & Sudler, Architects—Denver.

AIR FORCE ACADEMY—This magnificent new service institution has become one of Colorado's outstanding attractions. This aerial photo shows the entire academic complex of the Academy, with the controversial 17-spire chapel in center. Under construction since 1956, with costs now totaling about \$160 million, the Academy is open to public visitors at the rate of more than 2 million a year.—Air Force Photo for The Colorado Visitors Bureau. Courtesy Hospitality Center—Denver.

JOHN F. KENNEDY

35th President
of the United States



1917 — 1963

Sketch by Dieter Sebastian

The following poem, "Special Delivery from Heaven," was written by 17-year-old Barbara Jones of Yonkers, N.Y. The verse memorializes President Kennedy by imagining what he would now write his family if he could break the silence of death.

TO THE KENNEDY FAMILY

From: John Fitzgerald Kennedy

Sorry I had to leave right away.
I look down and smile at you every day.
Little Patrick asks to say "Hi."
I love you, I'm happy, so please don't cry.

And, Caroline, I'd like to say
How proud Daddy was of you that day
When you stood like a lady and watched me go by,
And, long as Mommy did, you tried not to cry.

Little John, now you're the big man,
So take care of Mommy the best you can.
You were just like a soldier—that salute was so brave;
Thanks for the flag that you placed on my grave.

And, Jackie, there was no time for good-by,
But I'm sure you could read the farewell in my eyes.
Watch over the children and love them for me;
I'll treasure your love through eternity.

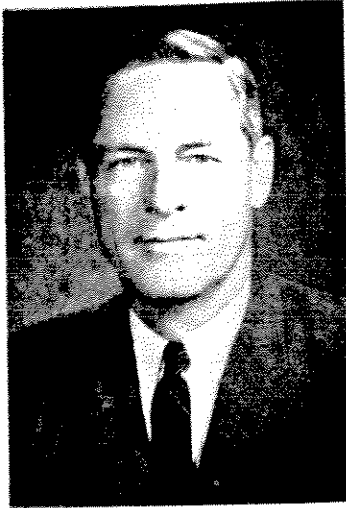
So please carry on as you did before,
'Til all of us meet on Heaven's bright shore.
Remember, I love you; remember, I care;
I'll always be with you, though you don't see me there.

Love,

Jack

Kansas City Star
January 4, 1964

COLORADO



HON. JOHN A. LOVE
Governor of the State of Colorado

KANSAS



HON. JOHN ANDERSON
Governor of the State of Kansas

PARADE OF GOVERNORS
of the
ROCKY MOUNTAIN
CHAPTER

NEBRASKA



HON. FRANK B. MORRISON
Governor of the State of Nebraska

NEW MEXICO



HON. JACK M. CAMPBELL
Governor of the State of New Mexico

WYOMING



HON. CLIFFORD P. HANSEN
Governor of the State of Wyoming

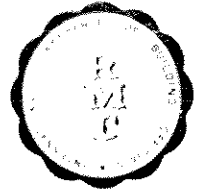
These are the Governors of the Five State Area of the Rocky Mountain Chapter of the International Conference of Building Officials.

Due to the limitation of space, it was impossible to publish the background of these very fine gentlemen.


We hope, through their office, that Building Officials in this five state area will be encouraged to become members of the Rocky Mountain Chapter and also be encouraged to adopt the Uniform Building Code in their jurisdiction.

WE EXTEND A SINCERE WELCOME TO THE STATES OF KANSAS, NEBRASKA AND NEW MEXICO. The States of Colorado and Wyoming are past members of the previous Colorado Chapter.

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 INTERNATIONAL CONFERENCE OF
 BUILDING OFFICIALS



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 Chief Plumbing Inspector
 Denver, Colorado



1903 — 1963



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 Denver, Colorado



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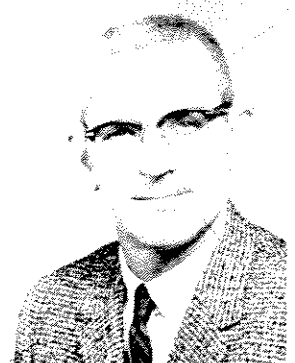
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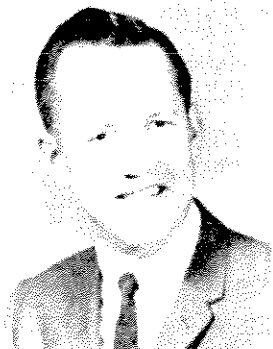
2nd Vice President
Fred F. Calkins
 Chief Building Inspector
 Mesa County, Colorado



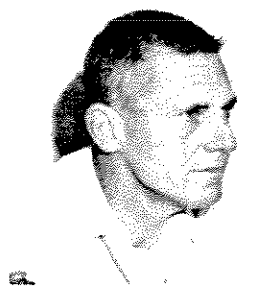
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Past President
Clayton Meyring
 Chief Building Inspector
 Boulder, Colorado

The Three Denvers of 2000 A.D.

By

James D. Braman, Jr., Director of Planning
City and County of Denver



As every proud Denverite knows — whether he's a native or, as is much more likely, of fairly recent vintage — the city's been bustin' at the seams for over a decade now. He may or may not be aware of the fact that the local economy really hasn't been too good for a year or so, and he may prefer to ignore the fact that, even though he may complain about the taxes, there just hasn't been enough money for the public projects urgently needed to keep pace with private development. However, he can't and doesn't want to overlook those miles of new suburban development, the thrusting of honest-to-goodness skyscrapers into the blue Colorado sky, the luxurious new hotels and motels and restaurants, the many other evidences of a "coming-of-age" for the Rocky Mountain metropolis.

Our typical Denverite is correct — Denver has been growing. The area's population shot from 563,000 in 1950 to an estimated 950,000 today. But this is history — what of the future! Even ardent civic boosters may be surprised to learn that by the year 2000 — just thirty-odd years away, there will be, in effect, three Denvers where there is one today! The solidly-developed urban area will cover 830 square miles, compared to today's 280 square miles, and the area population will exceed 2,500,000. These estimates are confirmed by a number of independent sources and reflect hard-headed, not "pie-in-the-sky," thinking.

The several active planning agencies in the Denver area, including the Planning Office of the City and County of Denver, with which the author is associated, realize that these forecasts impose a great deal of responsibility on them. On the one hand, vigorous, sound growth is necessary for any community which wishes to remain exciting and vital. On the other hand, experience in older cities shows all too clearly that mere growth does not insure progress; on the contrary, growth has too often brought with it problems which have reduced the livability of American metropolises.

To reconcile this seeming contradiction, the Denver Planning Office has set as its primary goal the evolution of Denver into a "City of Excellence." The Office recognizes that the climate and recreational advantages of their city gives it a head start on the road to true excellence, but that man-made development must match the natural environment. If this can be accomplished, Denver will attract in increasing quantity that type of industry and business which can choose its own location: regional and national headquarters for major firms and associations; industries employing highly trained and highly paid technicians who can afford to be choosy about where they live; and other types of activities which bring vigor and vitality into a community without creating many of the cyclical business and public welfare problems which often beset heavy manufacturing industries. At the same time, a "City of Excellence" will provide a superior environment in which its residents may work, play and raise more enthusiastic young Denverites!

It is obvious that a city planning agency such as the Denver Planning Office, which is only advisory to the Mayor and City Council, can of itself do little to assure Denver's future development along the roads of excellence. Indeed, there may exist many differing opinions as to what constitutes excellence in any particular phase of urban development. Fortunately, planning in Denver has emerged from what might be called the "vacuum" phase, and is increasingly involving many departments of City government and

a broad spectrum of citizens. For example, many hundreds of leading citizens are currently being enlisted in a program to determine long-term objectives for the city; i.e., just what kind of community Denver should strive to become in specific ways, falling within the general goal of "Excellence." Too, the Planning Office with its dedicated citizen Planning Board is working day-to-day with public agencies actually responsible for building public projects such as schools, highway, parks, libraries, police and fire facilities, and the other necessary public aspects of the city's fabric. And then, through the medium of regulations and persuasion, the Planning Office is seeking to guide private building, which still accounts for by far and away the bulk of city development, along desirable paths. In this regard, the Planning Board is placing more emphasis upon persuasion, with an active Subcommittee on the Urban Environment laying out a vigorous program of contact with private developers in an attempt to appeal to their civic consciousness, so that new projects will be compatible with their surroundings, will do nothing to detract from important civic landmarks, and will in all respects contribute to the image of Denver as a "City of Excellence" — a city in which Denverites are happy to live and in which non-Denverites would like to live.

This new involvement of the Planning Office in the mainstream of community development sometimes results in controversy. Current civic discussion and debate about such matters as the location of a new convention hall, the future of Denver General Hospital, the priorities of various major capital improvements proposals for a 1964 bond issue, the alignment of an east-west freeway through the heart of the city, all stems at least partially from Planning Office recommendations or studies. Yet this seems to be basically a healthy indication of a community awakening to its opportunities and for the first time adequately taking measure of itself.

Having briefly scanned the background of contemporary planning activity in the Mile-High City, let us review some of the actual planning proposals; some of the things residents of the three Denvers of 2000 A.D. will accept as commonplace. Actually, in some respects a realistic look ahead cannot be projected much beyond 1980, which is the "target" of the revised Denver Comprehensive Plan, to be completed late in 1964.

By that year of 1980, the transportation picture in Denver will have been altered significantly. Many new miles of freeway will have been constructed; including new north-south freeways on either side of the downtown area, feeding much traffic into that focal point and bypassing other traffic around it. The presently-developing West 6th Avenue freeway will be projected eastward right through the metropolitan area on an alignment not yet finally determined. A completely new freeway will be serving the southwest portion of the metropolitan area. Freeways will be carrying heavy cross-town loads farther out from the central area. The Planning Office forecasts that Denver will not be ready for rail rapid transit by 1980; however, special express buses and possibly even rubber-tired bus "trains" will be speeding commuters along the freeways, and the center strips will be large enough to accommodate the ultimate rail lines. Freeways will have a major impact on Denver; ever increasing emphasis will be placed on excellence in design of roadway and structures, as well as on landscaping appropriate to the

MAYOR OF DENVER



HON. TOM CURRIGAN

Denver area. Instead of crawling along unattractive, cluttered and dangerous "old-fashioned" city streets, major traffic movements will be handled on relatively safe and handsome thoroughfares designed for the city of tomorrow. The entire image of Denver will be enhanced, as will be its efficiency as an urban center.

The future freeway system, supplemented by a series of major streets, including an increasing number of one-way reciprocal pairs, will also permit an improvement in the living environment of Denver's residential neighborhoods. Each of these neighborhoods will be bounded, rather than bisected, by major flows of traffic. This will enable neighborhood children to reach a centrally located elementary school and playground more safely, without having to cross major traffic routes on the way. In fact, many of the newer neighborhoods will feature greenways, designed solely for pedestrians and bicycle traffic, linking homes with schools and recreation areas.

By 2000 A.D. much retail shopping will be accomplished directly from home by means of television scanning of merchandise and home delivery. However, the strong shopping urge in American women surely will not be completely sublimated, so Denver undoubtedly will continue to have a num-

**Director of
Denver Building
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ber of major shopping centers featuring merchandise challenging the imagination of us of the 60's. As for clothing fashions, surely no one is so rash as to attempt a prediction in this field!

If the future is bright for shopping centers, it is relatively bleak for much of the area used for business along many of Denver's major arterial streets. This type of development stemmed from the days of the street car, and a 1963 economic survey shows that the days for much of such development are numbered. By 2000 A.D. certainly most of the present "strip business" arterial frontage will have been redeveloped into uses more in keeping with the times.

If present plans materialize, Denver's downtown will remain a strong, vital core for the tripled city of 2000 A.D. The advantages of a centralized location will bring many new office buildings into the central area, with new floor space the equivalent of more than 10 new First National Bank Buildings (the largest completed building in the Rocky Mountain West) predicted even prior to 1974. As mentioned earlier, many of these buildings will be occupied by national headquarters for major firms and organizations. The large number of workers in the downtown area, plus the thousands living in great new downtown luxury apartment complexes, assures that the retail area will remain dynamic. Traffic from freeways will be fed directly into several huge parking terminals, and pedestrians will traverse the retail shopping district on elevated walkways or in mid-block arcades, removed from the bustle and danger of vehicular traffic. No major downtown parks are in the picture, but numerous small plazas, squares and malls, landscaped in a manner befitting a sophisticated urban center, will be enjoyed by downtown workers, residents and visitors.

And visitors there will be! Denver will be one of the nation's great convention and tourist centers, with a tremendous growth in this important industry stemming partly from a new convention hall built in the 60's. In the ensuing decades, this convention center will have been supplemented by a new opera-symphony hall and a theater, making a downtown focal point for community recreational and cultural activities. With the advent of these facilities, Denver will have taken its rightful place among the great cosmopolitan centers of the world. Of course, by 2000 A.D. that convention hall will be a little small and obsolete, and there undoubtedly will be community debate about what to do about it!

The citizens of the Denver of 2000 A.D. will boast of many other fine public facilities: the hospital, police and court facilities, public schools, a comprehensive library system. A rebirth of pride in parkways will have occurred, with many additions to the system of 1963. Two will be especially outstanding: a strip along Cherry Creek linking parks, schools, and golf courses and permitting cycling and horse-back riding in safe and scenic surroundings virtually in the midst of urban development; and a similar development along Bear Creek. The Cherry Creek parkway will link central Denver with the recreational complex at Cherry Creek Reservoir; the Bear Creek parkway will tie Denver to portions of its mountain park system.

Long before 2000 A.D. city planners will be making use of many advanced techniques in their work. Even now the groundwork is being laid for a system of electronic land use data processing in Denver which will replace many of the time-consuming and overlapping studies which now characterize transportation, land use and zoning studies. Most maps will be made and kept up-to-date by electronic machinery. Human judgment in city planning will not have been replaced, of course, but the presence of much more adequate data and the absence of tedious routine work will make each planner, and indeed all city employees, much more productive.

Other technical wonders hold even greater promise for the Denver of tomorrow; desalination of water should free more Colorado basin water for Colorado usage, permitting the kind of growth envisaged in this article; "package" power and waste disposal units in each structure may well eliminate the need for sewers and unsightly overhead wires; completely new techniques for powering industry and transportation should end the blight of smog. Increasing knowledge of how a city really functions — for example, an understanding of the causes of blight and deterioration and what can be done about it, plus greater knowledge of the nature of man — should enable us to eliminate our slums and greatly alleviate the social problems of discrimination, crime and mental and physical ill health which so concern us of 1963.

Will all of this come to pass for the three Denvers of 2000 A.D.? Surely technical advances for the individual and his home will occur. Whether or not Denver as a City makes comparable progress depends largely upon whether its citizens of today are willing to make the necessary investments of time, attention and money to realize the potential dividends of tomorrow. The City Administration, under the vigorous leadership of Mayor Tom Currigan, currently is mapping out a blueprint for progress along the many fronts involved. This author feels that Denverites will choose to make the investments necessary for greatness and that by 2000 A.D. Denver will not only be renowned for its climate and its natural setting, but also for its character as a leading world city in every sense of the word. This may be shooting for the moon, but after all, Denver already has a one-mile head start!

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PARTICIPANTS IN COLORADO CHAPTER ANNUAL SEMINAR

7th Annual Three Day Seminar and Business Meeting of The Colorado Chapter of The International Conference of Building Officials.

March 27, 28, 29, 1963

The meeting was held in conjunction with the Annual three day seminar at the Engineers Club in Denver, Colorado.

The Seminar was opened by Walt Krstich of The Denver Bldg. Insp. Dept., acting as co-host with Art Becker from the State Industrial Commission.

Mr. Krstich excused himself as his presence was requested at the closing ceremonies for Denver's new airport installation.

Mr. Becker asked each guest and member to rise and introduce themselves to everyone.

After a short speech and welcome from Mr. Becker, the first panel was introduced.

The topic of discussion was earthquakes. The panel included, Father Downey, St. Regis College, Dr. J. Eaton, U.S. Geological Survey, Bruce Randall, I.C.B.O., Stan Thofinnson and Will Owen, engineers on the staff of Woodward, Clyde and Sherard.

The panel discussion consisted of information that proved to be very valuable to the local jurisdictions and to the committees gathering information to formulate a decision as to earth quake zoning of the Denver Area. A more detailed account of conclusions and recommendations of the panel is a part of the permanent record of the Colorado Chapter.

The first afternoon session was conducted by Mr. Norman Reece, N.L.M.A. During the session Mr. Reece explained the wood table as published in the U.B.C., and showed a movie of a fire test run to indicate the difference in fire-resistance of wood and unprotected steel under exacting and controlled situations

The second day began with a two and a half hour session on U.B.C. interpretation and specific requirements.

The next speaker was Mr. Robert Kelly, asst. Denver City Attorney, who delved into the legal procedures required by the Building Code and made clear the "do's" and "don'ts" for building inspectors and building departments.

After a nice luncheon, attended by the Honorable Governor Love, of Colo., and all the members of the State Industrial Commission, the bi-monthly business meeting of the Colorado Chapter was held.

After the business meeting, a cocktail hour preceded dinner and entertainment.

The Colorado Chapter enjoyed being host to the entire attendance, and sincerely hoped that everyone enjoyed the evening.

The third day of the Seminar began with mechanical code requirements of the U.B.C., presented by George Bargeldt, of I.C.B.O. Everyone was glad to see George again and hope he will be available more often.

Jack White of Denver Bldg. Insp. Dept discussed alternate method and materials and considerable time was spent on this subject.

Joe Antonio was ill and unable to take part in the Seminar, therefore, a panel was selected to discuss Code problems. Mr. Randall acted as moderator and a good discussion filled out the afternoon.

Mr. Tom Briggs, C.H.I. Award was presented with a plaque as a Past President and Mr. Walt

Kuenning, past Supt. of Bldgs. at Colo. Spgs., was presented with a plaque recognizing his efforts in behalf of the Colorado Chapter.

A large plaque with all the names of past presidents was placed at the Engineers Club in recognition of the time and effort expended to build the Colorado Chapter to its present status.

This was a very informative and interesting three days, and we appreciate, as always, all the time spent with Mr. Randall.

Respectfully submitted,
DAN E. LARIMER
Secretary-Treasurer, I.C.B.O.
Colorado Chapter

Annual Business Meeting, Colorado Chapter (ICBO), March 2, 1963

The Annual Business Meeting was held on Thursday, March 28, 1963
at the Engineers Building at 1:30 P.M. President Clayton Meyring, presided.

The minutes of the last meeting were read and approved.

A lengthy discussion regarding the recommendation of appointment to fill the vacancy created by Walter Kuenning to the Executive Board of the Parent Organization, was held. The final outcome of this discussion was that Mr. Thomas Briggs, Chief Building Inspector of Aurora, be recommended to the ICBO at Pasadena, Executive Board, to be a member of such Board. Since this meeting, Mr. Briggs was appointed as a Director and elected to the Board at the Annual Business Meeting of the ICBO at Cedar Rapids, Iowa, this year.

A report was given by Mr. J. W. Sallada, Chairman of the Colorado Earthquake Study Commit-

tee, sponsored by our Chapter. Their work was very enlightening. Mr. Sallada stated that he would make a further report at the next Annual Business Meeting of the Chapter.

A report of the Auditing Committee was given. This was read and approved by all present. Communications were read and approved.

A new Year Book Committee was appointed by President Meyring. Mr. Tom Briggs was appointed Chairman. It was the feeling of the membership that we get an earlier start this year on the Book so that it will be the finest we have ever published.

With no further business at hand, President Meyring adjourned the Annual Business Meeting until March 1964. Meeting adjourned at 5:00 P.M.

Signed: CLAYTON G. MEYRING, President

PRESIDENT'S MESSAGE:

My advance to the Presidency of this very fine organization was thrust upon me due to the untimely death of our President-Elect Benton Kinkel.

Taking the reins in hand, I predict that this Chapter will not only be the largest in the United States but also the finest and most progressive.

Our new Name, Rocky Mountain Chapter, indicates to me that we will spread out over an area of five states and incorporate the ideas of our neighbors to the east, north and south.

As your President, I will attempt to do the job expected of me and move this Chapter to the ultimate goal of good Code, friendship, cooperation and the promulgation of the Uniform Building Code in the five State area.

THANKS FOR A JOB WELL DONE TO THE FOLLOWING:

Year Book Committee

Thomas A. Briggs, Aurora, Chairman
Louis J. Jay, Denver
Joseph L. Antonio, Denver
Thomas Epton, Denver
Dan Larimer, Jefferson County
Benton Kinkel, Arvada
Clayton G. Meyring, Boulder
Charles Carter, Boulder
Wm. Ginnie, Colorado Springs

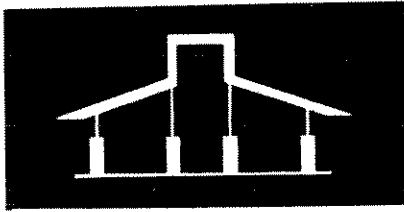
Robert Palmer, Boulder County
Beryl Wallace, Englewood
Roy Stevens, Denver

Seminar Committee:

Jack D. White, Denver, Chairman (Host)
Dr. Roy L. Cleere, Colorado (Host)
Joseph L. Antonio, Denver
Thomas Epton, Colorado
Dan Larimer, Jefferson County
John E. O'Fallon, Denver

Without these two Committees, both the Year Book and the Seminar, would not have come into being. Therefore, the members of the Rocky Mountain Chapter of the International Conference of Building Officials, in Annual Meeting at the Engineers Club Building, Denver, on this 19th day of March 1964, do extend to these Committees a sincere THANKS.

Signed: LOUIS J. JAY, President



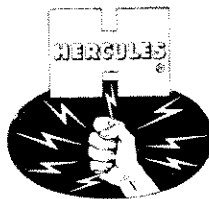
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Members of the Colorado Chapter

ICBO Annual Business Meeting, Cedar Rapids, Iowa—1963

Members: Mrs. Palmer, Boulder County, Mrs. Palmer, Bruce Awenius, Colorado State Health Dept., Mrs. Antonio, Colorado Springs, Mrs. Meyring, Daughter of Mr. and Mrs. Meyring, Englewood, Perry Tyree, Colorado Springs, Mrs. Meyring, Daughter of Mr. and Mrs. Meyring, Englewood, Mrs. Kinkel, Mrs. Pock, Newell Pock, Casper, Wyo.

Planning — Loveland, Colorado

By WM. F. CONLON

Chief Building Inspector

Loveland has a City Planning Commission which meets regularly in an advisory capacity for the City Council. Present plans are for converting two main streets to one way. Also, four lanes into Loveland on U.S. 34 from the East. Working on two more size-able off-street parking areas for downtown, both in business district. To take care of future needs al-ready have a sewage treatment plant capable of handling a community three times our size.

Have three new bank buildings all opened in 1963. New High School to be ready by September 1964. Acquired over 50 acres of new park land in 1963.

All within the city limits. A new swimming pool to be included in the new high school which was an afterthought by some community minded people. A committee was formed who called themselves "Splash" which raised \$80,000.00 by contributions to add the pool to the school. It will be extended on the south side of the high school gym which is on a hill overlooking Lake Loveland and will be open on three sides in summer and closed in winter to afford twelve month usage.

Loveland is the Valentine Center of the United States. Letters are mailed from throughout the U.S. to be re-mailed from Loveland.



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Planning — Arvada, Colorado

By BENTON G. KINKEL
Chief Building Inspector

As an appropriate function of city government, planning is ever increasing in importance in urban areas as population rises, densities increase, traffic problems multiply, and potential conflicts between land uses grow more acute. Arvada is experiencing all of these problems today, and it is the job of its planners to help solve or ameliorate them today and to eliminate them for tomorrow, as much as is possible.

A plan for a city moves from assumptions and knowledge about its people, natural resources, economy, public facilities, and history and works toward specifications, as detailed as practicable, to provide for the needs of all of these as they grow. Over the last two years, Arvada's Planning and Zoning Board has been engaged in collecting data about these community functions and in revising and modernizing the city's Comprehensive Plan. The culmination of this effort, joined by many citizens and groups in the community, will be the adoption of the Plan for the city by the City Council early in 1964. Among other things, the Plan sets forth a land use plan, a public facilities plan, a major street-transportation plan, a new zoning ordinance, a somewhat revised subdivision ordinance, and an economic base analysis and projections. One of the major recommendations of the overall Plan is that Arvada should make every

effort to organize its affairs and its citizens to create a city which will "take advantage of the continuing national trends toward higher income and more leisure and recreation, and establish the City of Arvada as the urban recreation center of the metropolitan area."

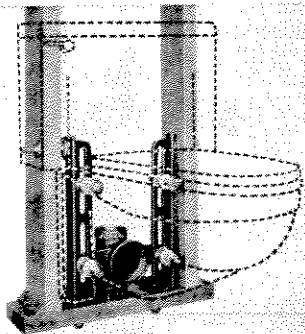
Since much of the Comprehensive Plan is or will be embodied in the city's codes and ordinances, the Building Department will have much of the responsibility of implementing the Plan in day-to-day operations. This department, thus, on top of its already heavy load of inspections, permit issues, records maintenance, etc., will become functioning planners in a very real sense. Indeed, if the Plan is to achieve its purposes, even in part, much of the measurement of success will be through the instruments of the Building Department.

As Arvada's population increases (to 85,000 by 1982), as its businesses expand and its industries multiply, as its street system takes more shape, as its open spaces develop, the Building Department will ensure "the shape of things to come." Few cities today can afford to allow things, like Topsy, to "jus' grow." It is too expensive in the long run to work around mistakes or to rectify them once they have been made. Arvada is planning in order to solve them before they happen, and it has the essential machinery to make it work.

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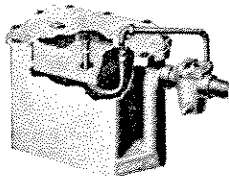
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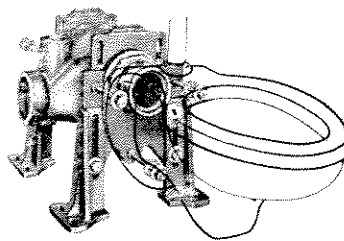
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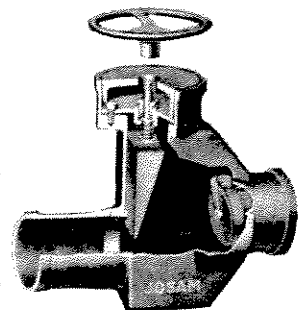


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COLORADO EARTHQUAKE RESEARCH COMMITTEE — 1963

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After a series of earthquakes (in excess of 400 in the Denver area) this group was formed by Walter Krstich, P.E., former Director of Denver Building Inspection, on the premise that a study should be made, a paper written and the findings be incorporated into the Denver Building Code. In the meantime, the requirements for earthquake, as shown in Chapter 23 of the Uniform Building Code, will be adopted. This work was later extended to include Colorado.

Photo taken at General Meeting, Engineers' Building, Denver, Colorado



Left to right — Dr. G. Rouse, P.E., Bureau of Reclamation, Denver; Don Rand, P.E., Phillips, Carter and Osborne, Denver; Hugh Hempel, P.E., Stearns-Roger Co., Denver; Sam Ward, P.E., City Engineer, Denver; Norman Ofstad, P.E., Structural Engineer, Denver Building Inspection Dept. (Colo. Chapter); J. W. Sallada, P.E., Chairman, Sallada and Hanson, Engineers, Denver; Norman Reece, Chairman of Steering Committee, NIMA Rep., Denver Consulting Architect; J. Dickson, Dist. Mgr., Western Pine Assn., Denver; Beryl Wallace, Dist. Bldg. Insp., Englewood, Colo. (Colorado Chapter); George Hogg, Chief Bldg. Insp., Aurora, Colo. (ICBO District, North Platte, Neb.); Joseph Antonio, P.E., Research Engineer, Denver Bldg. Dept. (Colo. Chapter); Col. W. J. Allen, Ret., Director, Denver Bldg. Dept.; I. Rasmussen, P.E., Engineer, Structural Engineering Assoc.

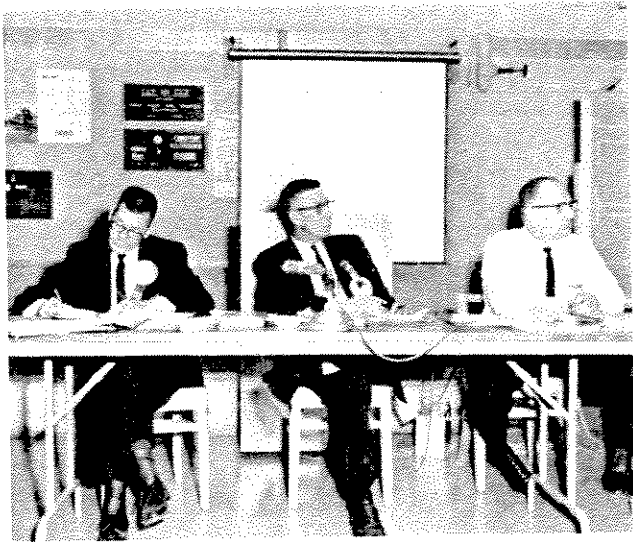
MEMBERS

Walter Krstich, P.E., former Director, Denver Bldg. Insp. Dept. (Chairman, ICBO Research Comm.); Dan Larimer, P.E., Denver Bldg. Insp. Dept. (Secy. Colo.

Chapter); S. Thorfinnson, P.E., Woodward-Clyde-Sherard & Assoc., Denver; Carl Ray, Jr., P.E., Commercial Testing Laboratories, Denver; D. Wakefield, District Manager, Structural Clay Products, Denver.

Not shown in the photograph

Dr. Jerry Eaton, Geophysicist, U. S. Geological Survey, Denver; Dr. J. Hollister, Prof. Colo. School of Mines, Geophysicist, Golden, Colo.; W. Clevenger, P.E., Woodward-Clyde-Sherard and Assoc., Denver; Father J. Downey, S.J., Regis College, Denver; Q. Fuller, Architect, Fuller, Fuller, Fuller and Assoc., Denver; J. Hastings, P.E., Langhart, McGuire and Hastings, Engineers, Denver; Ib Jorgensen, P.E., Engineer, Denver; J. Schwafel, P.E., AISI, San Francisco, Calif.; R. Stewart, P. E., Stewart Engineering Co., Denver; E. Waggoner, Geologist, Woodward, Clyde, Sherard & Assoc., Denver; Jack White, P.E., Asst. Director, Denver Bldg. Insp. Dept. (Chairman, ICBO Research Comm.); R. Williams, Architect, Denver.



Left to right—Dan Larimer, Clay Meyring
and Bill Cornie
ANNUAL BUSINESS MEETING — DENVER — 1962

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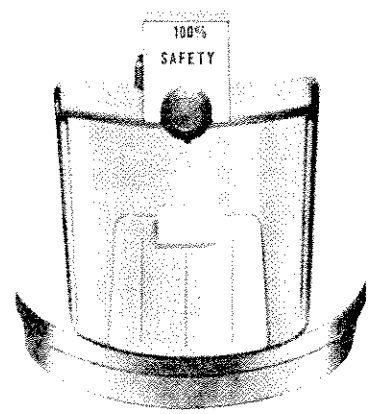
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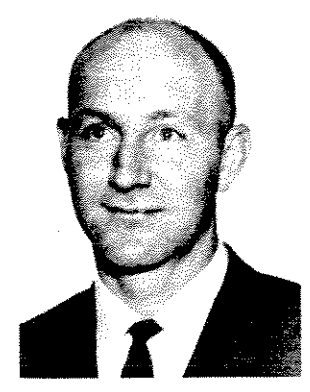
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ICBO National Director
Thomas Briggs
Chief Building Inspector
Aurora, Colorado

Tom Briggs was appointed to The Board of Directors (ICBO) in 1962 to fill the vacancy created by Walter Kuenning. Mr. Briggs was elected to the Board at the Annual Business Meeting of ICBO at Cedar Rapids, Iowa in 1963.



Chairman, ICBO Research
Committee
Jack White, P.E.
Asst. Director
Building Inspection Department
Denver, Colorado

Jack White has been on the Research Committee for the past 5 years and was elected to the post of Chairman at the Annual Business Meeting of the ICBO at Cedar Rapids, Iowa in 1963.



"Cocktails"

Participants: Bill Marshall, W. Krutich, B. Arthur,
J. M. ... J. Makalunas
DENVER 1962



"Lou Jay presenting Governor Love with
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ANNUAL SEMINAR LUNCHEON — DENVER — 1962

Planning — Larimer County

By **BILL WYATT**, Assistant County Attorney

Planning and community development has been a continuing project for Larimer County. The County, consisting of both irrigated farm land on the plains and scenic mountain retreats creates a diversity of problems that require individual handling. Nevertheless, in an effort to streamline county planning functions a Comprehensive Zoning Resolution was adopted for the whole county in November of 1963. The Comprehensive Zoning Resolution replaced fifteen individual resolutions dating back to 1953 when a small area near Estes Park was zoned, "Estes Park North End Planning District." The Comprehensive Zoning Resolution has eliminated fifteen individual zoning texts and replaced them with one text, thus putting all county zoning under common nomenclature. More important, the Comprehensive Plan has replaced fifteen maps covering small areas around Estes Park, Loveland, and Fort Collins with one set of comprehensive maps for the entire county.

A great deal of interest has been stirred up in the major communities of the County; and as an outgrowth, various citizen committees have begun functioning on an active basis. Through the joint

efforts of the various zoning boards and citizen committees the City of Fort Collins has been encouraged to employ a full-time planner. While the city's full-time planner is principally concerned with city problems, the county immediately surrounding the city is likewise under study by his office.

In November of 1963 the county adopted a new system for issuing building permits and hired a full-time building inspector with authority to appoint three deputies. This was taken as a first step to a more comprehensive control over county building.

Presently the County Commissioners approved a project to develop comprehensive subdivision rules and regulations. As a part of this project, maps of all subdivisions presently approved will be prepared and a master street plan incorporating the already existing plats will be developed.

Larimer County is a fast-growing community and desires to expand in an orderly and well-planned manner. The community and its elected leaders have shown an interest that will no doubt accomplish this end.

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Planning — Boulder, Colorado

By

CLAYTON G. MEYRING
Chief Building Inspector

BOULDER ADOPTS A COMPREHENSIVE ZONING ORDINANCE AND PLANS FOR THE FUTURE

Planning activities carried on in Boulder have had their impact upon the face of the City in 1963. New zoning regulations, adopted late in 1962, are a notable example. Although this comprehensive revision of the zoning ordinance has not been in effect for a long enough period of time that its long-range effects can be determined, public acceptance of many of its innovations has been gratifying, and results are beginning to be evident. The ordinance, prepared through the joint efforts of the Planning Department, the Building Department and a citizens' committee, was designed to permit a greater amount of flexibility in subdivision planning, in building and site design and in land use; and to provide for greater proportions of open space in areas where congestion and overcrowding were beginning to become problems.

The addition of new large-lot single-family residential districts, in which the keeping of horses is permitted under specified conditions, has encouraged the annexation of some fringe areas. These districts restrict lots to minimum sizes of 28,000 square feet and one acre. Establishment of these districts has resulted in the extension of city services to many families who desire these services, yet wish to maintain a rural type of environment.

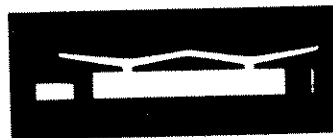
A second concept in single-family residential regulations which is new to Boulder is the special provision made for the "cluster subdivision." Under these regulations, lots in some residential districts may be smaller than the required minimums, provided that the "extra" land is devoted to a common recreational area. For example, a subdivision consisting of 36 lots, in a district requiring a minimum lot area of 10,000 square feet, must occupy a total of 360,000 square feet. However, individual lot sizes may be reduced to 8,000 square feet and the remaining 2,000 square feet required for each lot combined to provide a recreational area at least 72,000 square feet in area. This neighborhood park land may be dedicated to the City, or it may be retained as private land, owned and maintained by a duly constituted community organization made up of the owners of the contributing lots. Lots are presently being sold and homes built in one development of this type in the city; plans for the jointly-owned park includes a swimming pool, tennis courts, playfields, and other recreational facilities.

The zoning regulations permit a number of exceptions to the ordinance; upon approval of the Planning Board and the Board of Zoning Adjustment. All of these exceptions require the adherence by the developer to any conditions required by these Boards. The previously mentioned cluster subdivision is one of the exceptions which may be allowed. Others include the construction of large multi-family building complexes, permitting two or more buildings on one lot; the construction of small "convenience goods" shopping areas in residential zones; the establishment of mobile home parks in multi-family residence zones; and other use variances. Although only a few of these exceptions have been applied for and approved to date, it is anticipated that the flexibility permitted by the ordinance will result in interesting developments in the years to come.

Another example of the major planning projects being done in Boulder is the long-range Public Facilities Plan and

Capital Improvements Program. This project, undertaken with the help of a federal urban planning grant, is a major attempt to assess and keep ahead of the phenomenal growth which has been occurring in the city in the past decade. Projections used in the preparation of this report indicate a probable increase of 164% in the city's population in the next 21 years, and an accompanying increase of 75% in the area of the city, if present rates of growth are maintained. Increased enrollment at the University of Colorado and the establishment of new research and development industries in the Boulder area are expected to account for this growth. Since 1950, Boulder's population has increased by 127.5%; the number of dwelling units has increased by nearly 150%; the area within the city limits has increased by 260%; and retail sales have more than tripled. These statistics substantiate the need for long-range planning in order that public facilities and services may keep up with the demand.

The purpose of this Public Facilities Plan and Capital Improvements Program is to provide Boulder's citizens with an analysis of the adequacy of present facilities and an estimate of the need for additional facilities as the city expands and to set forth a balanced program and financial plan for the construction of community facilities.



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Planning — Greeley, Colorado

By JAMES F. ROBENSTEIN
City Building Supt.

In 1954, Greeley embarked upon a new area of city planning. The Planning Commission was established in 1954, subdivision regulations and a master street and highway plan developed.

The zoning ordinance was completely revised twice in the past ten years and updated several times by amendments.

Between 1954 and 1964, both the Planning Commission and the City Council have employed consultants and used city staffs to prepare sections of a Comprehensive plan for the City of Greeley.

In the past several years a number of changes have taken place in Greeley. Some have been directed by the Comprehensive Plan. Others have resulted from the efforts of various groups interested in seeing Greeley continue to grow and prosper.

Greeley ranks first among the cities in the Rocky Mountain Empire in per capita retail sales. Shopping in a progressive downtown area is supplemented by a number of modern shopping centers in the outlying areas. Several of the older buildings in the downtown shopping area have been razed. Some of Colorado's leading mercantile companies have occupied the modern commercial buildings which have grown in their places.

Industry wishing to locate in Greeley can choose from a number of sites in a 66 acre industrial park

purchased by the Chamber of Commerce in 1962. The sites are available at reasonable costs and in a spacious well landscaped area with a good location in respect to overall development and transportation facilities.

A nine hole championship golf course was opened to the public in 1962. Land is available and consideration is being given at the present time to extending the course an additional nine holes.

Several proposals for a new civic center are presently being considered. A separate building for the fire and police departments, a new museum and library, and a modern administrative center are included in the plans.

Greeley has adopted several codes to assure proper development of the community: Construction is governed by the Uniform Building Code. The Uniform Plumbing Code is used to control the installation of plumbing. All electrical installations must conform to the National Electric Code. The Uniform Heating and Comfort Cooling Code was adopted recently to insure the adequacy and safety of warm air heating and air conditioning installations.

Through the efforts of the city government and many of the citizens, Greeley continues to grow in a manner of which its residents can justly be proud.

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GREELEY, COLORADO

Planning — Ft. Collins, Colorado

KEN CHRISTENSEN
Chief Building Inspector

By **GENE ALLEN**, Planning Director, Ft. Collins

It requires no "Planners' Crystal Ball" to see the many opportunities offered by this northern Colorado city. Nestled where the plains meet the Rockies, Fort Collins is the gateway to the Poudre River Country, Horsetooth Reservoir Recreation Area and North Park. Many will remember the City as the home of Colorado "Aggies," now officially Colorado State University. A historical background on pioneer days and Indian Lore may stir the imagination of young and old as they visit the small but packed museum in Library Park.

Since these days of a century or two ago, a rapid and constant growth pattern in population, vehicle registration, C.S.U. student enrollment and other segments of the community have made residents conscious of problems related to growth. This awareness led to the preparation of several Planning Reports in the early 1960's and the appointment of a full time Planning Director on December 1, 1963. Work of the Director will be to advise the Planning and Zoning Board, which has been active for several years, and to participate in the drafting and implementation of Comprehensive Plans for Fort Collins and adjacent areas.

To get the program moving along in proper fashion and to assure that an appropriate balance exists between current subjects and long-range planning matters, a Planning Consultant is being employed to prepare additional charts, reports and maps on several subjects.

The coming months offer an interesting challenge as we apply ourselves to Land Use Studies, a new Zoning Ordinance (to replace one adopted about 35 years ago), Circulation Plans and the ever present items on a Planning Board Agenda; Subdivisions and Annexations.

During recent years, members of I.C.B.O. have done much to improve upon quality of codes and enforcement within their Colorado communities. City Planners also have a responsibility to provide some of the modern standards necessary in an effective Building Inspection program.

We invite you to visit this part of Colorado, and when you do, perhaps it will be shown that "today's actions can be sound investments for tomorrow's needs."





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Planning — Englewood, Colorado

By DOROTHY ROMANS

Director of Planning and Traffic Dept.

B. A. WALLACE

Chief Building Inspector

The City of Englewood has had zoning regulations in effect since 1942. The original ordinance of 1942 was superseded by a new zoning ordinance in 1955. After operating under the 1955 Zoning Ordinance for several years, the City again found an urgent need for updating its zoning standards and zoning map. To meet this need in an adequate and appropriate manner, the City conducted extensive land use studies and zoning research, and 1963 enacted a new Comprehensive Zoning Ordinance. This ordinance has both alleviated problem areas found in the old ordinance and incorporated several new features which will be helpful to the architect, the land developer and the builder. These new features include (1) diagrams and sketches of certain land uses illustrating the manner in which land can be developed to conform with zoning standards, (2) two indexes — a general index and a land use index — which make it possible for one to locate quickly and easily the zoning district in which a particular use is permitted, determine the necessary procedure for establishing such use, and become apprised of the physical requirements of the lot and the structure which will house the use, and (3) provisions regulating landfill operations within the corporate boundaries of the city. In addition to the maps and sketches found in the ordinance itself, three 200 scale maps have been placed, one each, in the City Council Chambers, the Building Department and the Planning Department to assist interested parties in determining the zoning on any parcel of land within the City.

The 1963 Zoning Ordinance may be purchased from the Planning Department of the City of Englewood, P.O. No. 178, for a fee of 50c plus mailing costs when mailing is necessary.

In conjunction with the newly enacted Comprehensive Zoning Ordinance, the City also enacted, in 1963, a Junk Yard and Auto Wrecking Yard Ordinance. This ordinance sets forth rules and regulations governing existing junk yards and auto wrecking yards, and incorporates the provisions of the zoning ordinance making such yards non-conforming uses. Although the Junk Yard and Auto Wrecking Yard Ordinance has been in effect only several months, it has already achieved excellent results. Many unhealthy and dangerous areas have been or are now in the process of being "cleaned up," and that portion of the City where the existing junk and auto wrecking yards are located is becoming more attractive to new industries.

Although the ordinances are in most areas self-explanatory, the Building Department and Planning Department of Englewood encourage all prospective builders or developers to come in during office hours and discuss their plans or ideas at the preliminary stage. It has been found that this procedure will save much time and expense to the individual and will establish a cooperative effort between the City and the individual in developing Englewood Tomorrow.

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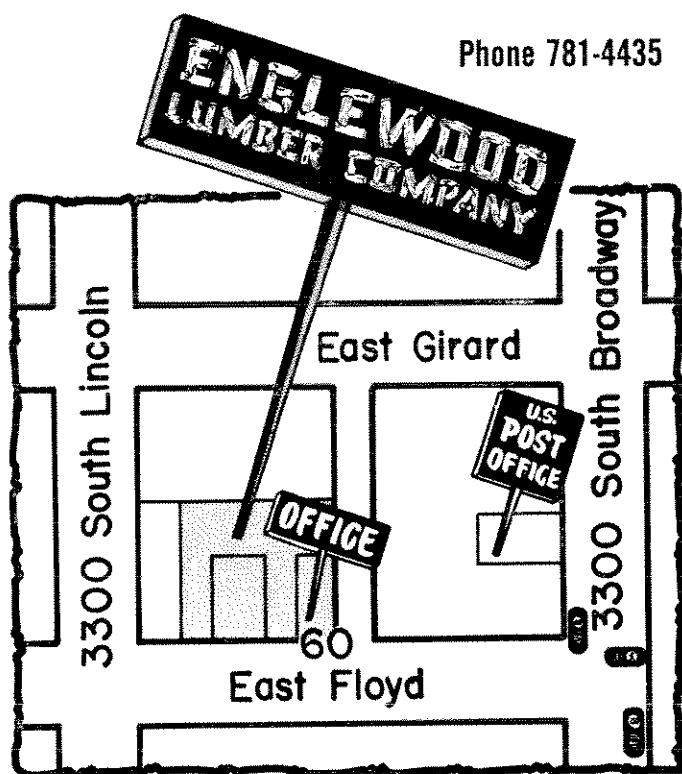
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Colorado Chapter Cocktail Hour. ICBO Annual Meeting—Cedar Rapids, Iowa—1963

Left to right — Jack White, Denver, Rep. of NLMA, Illinois, Beyrl Wallace, Englewood, Mrs. Wallace, Bruce Awenius, Colorado Health Dept., Joe Antonio, Denver, Rod Buchan, NLMA, Pasadena, Calif., Mrs. Antonio, Mrs. G. Vann, Ray Nokes, Santa Barbara County, Calif., George Vann, San Antonio, Texas.

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ANNUAL BANQUET — DENVER — 1962

Planning — Gunnison, Colorado

By RIAL R. LAKE, Mayor

Planning—long range—is definitely the chief consideration for the City of Gunnison, Colorado.

In July, 1962, citizens of Gunnison adopted a council-manager charter. The new form of government was put into effect August 1, 1962, and the incumbent councilmen agreed to serve until May of 1963, date of the municipal election as provided by the adopted charter.

This interim council hired a new city manager in March of 1963. In May, three new and two incumbent councilmen were elected.

First major project was implementing a plan of the former council to bring a 1 per cent sales tax issue before the citizens, with income to be earmarked specifically for street and alley improvement, including hard surfacing. The issue was successfully voted upon July 29, and the 1 per cent sales tax went into effect September 1. Gunnison is the first City in Colorado to work out arrangements with the Colorado State Department of Revenue to collect the sales tax under recently adopted measure of the Colorado General Assembly.

Second major project of the new council is to pull together all existing surveys, information and maps of the City of Gunnison and to combine these into a master map of the entire city area, including water distribution and service, sewage lines and sub-surface drainage collection systems, electrical services, streets, alleys, parks, and city owned property. This project is now underway through an engineering firm.

Third major project is to determine the feasibility of securing a new source of domestic water supply for the City of Gunnison. This feasibility study is nearing completion.

The City Manager has evolved a long range professional growth pattern and salary scale for the police department of the City of Gunnison. He is engaged in evaluating the entire personnel situation of the City, and will make recom-

mendations to the council for effecting a logical professional growth pattern within the economic resources of the community.

A capitol control budget and perpetual inventory system will be instituted. Useless and wornout equipment will be disposed of, and a plan for purchasing needed equipment and amortization will be put into effect.

The City is engaged in determining errors in previous surveys and resolving them, in locating lost water, sewer and other service mains. It is planning with service groups in the community such as Businessmen's Association, Cattle-men's Days midsummer celebration, Chamber of Commerce and other groups regarding recurring events and attendant responsibilities to avoid last-minute confusion.

The new Council, in cooperation with the Gunnison County Commissioners, paved nine blocks of city streets during late August and September of 1963, including installation of curb and gutter on the entire area involved. This brought into being a six block area east of Main Street now curbed, guttered and hard-surfaced. A similar cooperative project is being planned for 1964, with the hope that by using income from the sales tax it will be possible to add another 20 blocks of paving, plus curb and gutter (property owners are putting in curb and gutter at their expense).

A voluntary program of cooperation between the Police Department and all places of business dispensing alcoholic beverages of any sort has been instituted wherein the proprietor becomes the complainant whenever he calls upon the Police Department for assistance.

The new City Council, in cooperation with the City Manager, is considering a program of projects to extend over a period of years, including developments of City Parks, a "make Gunnison beautiful" consciousness, a personal and citywide pride, an improved recreational program including possibility of a municipal swimming pool.

Planning — Grand Junction, Colorado

By J. E. STOCKTON
Chief Building Official

Many things have happened in Grand Junction since last year.

Operation Foresight, the downtown shopping park, has been completed to Phase 3 (off-street parking). The project has been received with great enthusiasm both locally and nation wide. Business and industry are experiencing a steady, orderly growth, employment is up, building permits are up almost 300% (3.5 million dollars), and state highway projects for the area amount to 7.5 million dollars this year.

County farm-to-market road improvements accounted for almost one million dollars.

The 10-million dollar Ute Water System is well under way and this is only part of the activity.

As you know, Grand Junction was the recipient of one of eleven "All America City" awards for 1963, of which we are justly proud.

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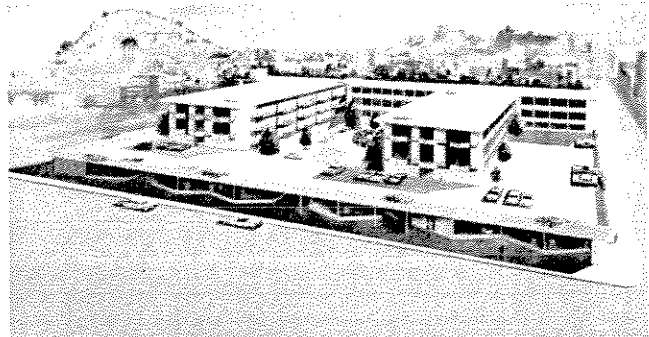
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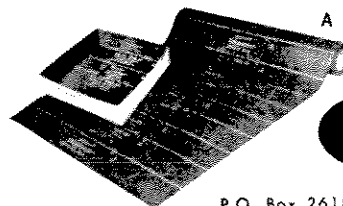
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Planning — Brighton, Colorado

By RALPH JOHNSON
City Manager

The City of Brighton during 1963 and 1964 has started and will be completing an application for a "701" planning grant for the purpose of gathering the basic materials and information and the consolidating of information presently available into a master plan.

Our application will call for basic mapping, probably by photometric method, and the production of an economic projection concerned chiefly with population and industrial forecast for water consumption.

Other items of the "701" program have recently been completed by the City of Brighton at their own expense.

It is felt that this project would bind together the recent studies and prepare for us a master plan for the future development. Much of the planning industry and money during this period of time will be devoted to solving the water problem in Brighton. We are confident that a long range program will be developed by which Brighton will have acceptable water.

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Planning — Casper, Wyoming

Oil Capital of the Rockies

By NEWELL POCK

Chief Building Inspector

In July of 1964, Casper will celebrate its Seventy-fifth birthday for it was only July 8, 1889 the town of Casper was incorporated in what was then known as Carbon County, Wyoming Territory. Casper counted 500 people as residents at that time and cattle and sheep ranching, and shipping, were the main enterprises. The Chicago-Northwestern Railroad line was connected to Casper by 1905. With the discovery of oil in the nearby Salt Creek oil fields in 1912, Casper became the center for servicing and supplying the petroleum industry and, as a result, Casper grew to 11,447 by the 1920 census.

During the boom years and the decade to follow, Casper grew to 30,000 people but by the 1940 census had dropped to 17,964. In 1942, Casper Air Base was constructed West of town and this, along with the added requirements for petroleum, caused a population rise to 23,673 by 1950 and Casper became the focal point of Rocky Mountain

oil industry. Most of the major oil companies are represented, and three of these companies operate refineries here.

In addition to being the Oil Capital of the Rockies, Casper is also the Convention City of Wyoming, hosting many conventions each year. Hunting and fishing is the finest in the country.

Casper's growth rate in the last 10 years has been phenomenal to its present population of over 40,000 and has continued by adding over 250 residential units each year.

Construction proposed this year includes a second senior high school, college dormitory and student center, a large discount store, 2 new banking facilities, new department store, and Holiday Inn plans a large motel, as well as normal residential construction.

Industrial development in and around Casper shows proposed expansion by Great Lakes Carbon Company and construction of a proposed tannery.

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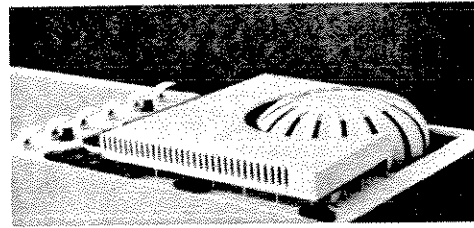
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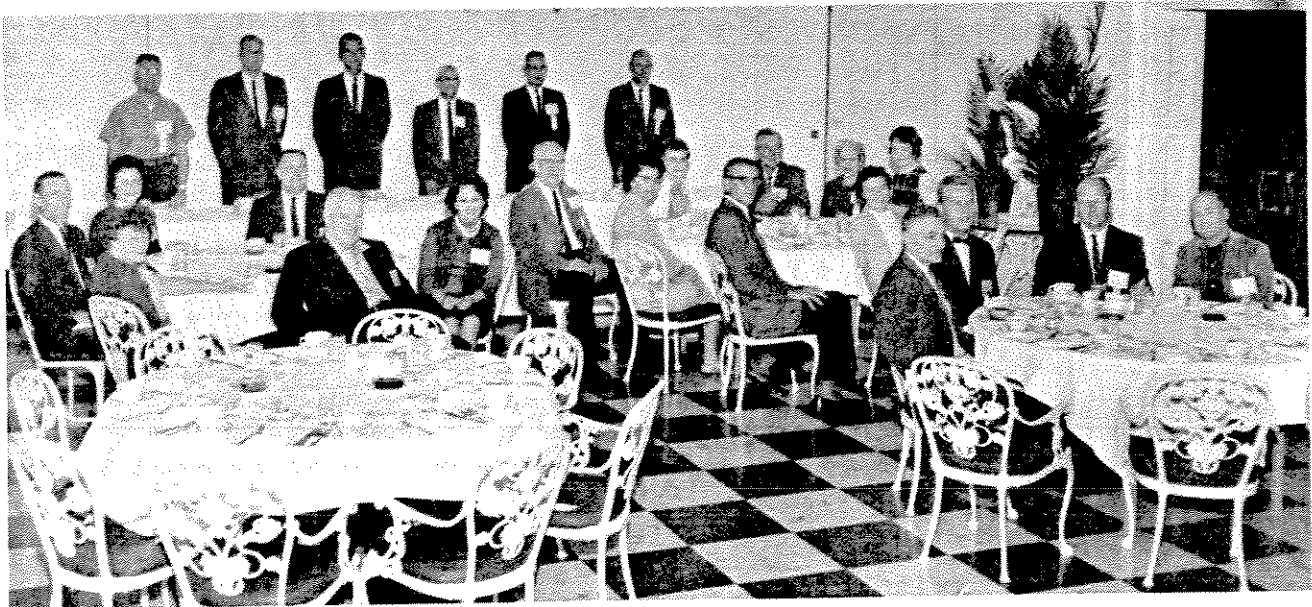


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1st Table left — Mrs. Wallace, Bob Palmer, Boulder County, Mrs. Palmer, Ed Swanty, Mesa, Arizona, Mrs. Antonio, Beyrl Wallace, Englewood.

2nd Table — Newell Pock, Casper, Wyo., Mrs. Pock, Ben Kinkel, Arvada, Mrs. Kinkel, Earl Sivers, Jefferson County, Mrs. Sivers, Miss Meyring, Mrs. Meyring.

3rd Table — Harold Dickson, Pueblo, Pete Tyree, Colorado Springs, Ralph Nice, Colorado Springs Fire Dept., Bruce Awenius Colorado State Health Dept.

Planning — Aspen — Pitkin County, Colorado

By JAMES J. MARKALUNAS, Building Inspector

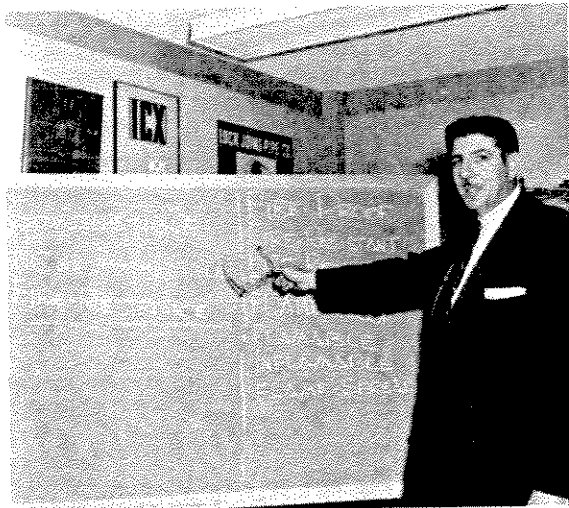
The Aspen area continues to capture the world's attention as a skiing and culture center. With the initiation of an annual film seminar for directors, producers, and actors concerned with trends and future of the film industry; the creation of the Aspen Award, an annual \$30,000.00 award by the Aspen Institute to the person who has made the greatest contribution to the advancement of the humanities; enlargement of Aspen's three ski areas to the largest and most varied ski complex in the world, with 18 lifts and over 100 miles of runs; Aspen attracts people. And building construction, to keep pace, has reached three million dollars for the year 1963. In addition to new homes, lodges, apartments and tourist facilities, such structures and uses as an enclosed ice rink, country-club, radio station, tourist center, and sport-car race track give the Aspen visitor all of the recreational assets of the large metropolitan areas combined with a charm and uniqueness that is only Aspen's.

Both the City and County have not been without their problems in keeping up with this unusual growth. Such problems as paving streets, new electric distribution system, and other services are immediate necessities. The City undertook pavement of the Business District with Soil-Cement

base and asphalt cap, construction of a new type aerial-spaced electric distribution system, and the County enlarged the airport for scheduled airline service.

What makes Aspen the successful resort of international renown? Will Aspen continue to grow? If so, how much? What is the desired optimum? And in the process of growth, will we lose the charm and uniqueness which caused its inception? These are the questions before our Planning Commissions. We are now in the process of gathering basic data for a long range Master Plan. This Master Plan will encompass an approximate area of 300 square miles from Aspen to Basalt. Such problems as the Frying-Pan-Arkansas project, the resurgence of silver and non-ferrous metal mining, and agriculture, interwoven with present and future recreation and Wilderness areas, will be given the utmost consideration. The criterion must always be: The compatible utilization of resources and the preservation of the area's natural environment.

The Master Plan is scheduled for completion by late 1964. It appears with the advent of the New Year that 1964 will be a most interesting and controversial year for planning in the Aspen area.



"Norm Reece at the Blackboard"
ANNUAL SEMINAR — DENVER — 1962

BENTON KINKEL

BENTON KINKEL, chief building inspector, Arvada, Colorado, passed away after a short illness on November 26, 1963.

Mr. Kinkel served as chief building inspector for Arvada for four years and prior to that he was associated with the Jefferson County Building Department.

He recently retired as chief of the Arvada Volunteer Fire Department after 37 years of service.

Mr. Kinkel was a member of the Colorado Chapter of the International Conference of Building Officials for the past 10 years. He was an officer for four years and at the time of his death was president-elect of the Chapter.

He also was a member of the Elks Club, Arvada Masonic Lodge No. 141, Colorado Consistory No. 1, El Jebel Shrine, the Royal Arch Masons No. 5 and Plumbers Local No. 3.

His survivors include his widow, two daughters, one son and 11 grandchildren.

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Who believe in the motto "Not a job will I shirk";
Who never resort to an underhanded trick;
Those are the men that the grouch calls "The
Clique."

The men who are seldom behind in their dues,
Who from the meeting do not carry NEWS;
Who attend to their duties and don't seek a kick;
Those are the men that the crank calls "The
Clique."

We should all be proud of members like these—
They can call them "The Clique" or whatever they
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BRIEF HISTORY OF ARAPAHOE COUNTY

By JAMES NORTON

Chief Building Inspector, Arapahoe County, Colorado

The word "Arapahoe" is derived from the wandering Arapaho Indian Tribe of the plains area who claimed the land area in Colorado from the Arkansas River north to the South Branch of the Platte River; and the foothills to the western end of Kansas. The term "Arapahoe" in the true translation means "Tattooed on the Chest," derived from the peculiar habit of the Arapaho Tribe placing tattoos on their chests for various sacred reasons.

Arapahoe County was the first designated county in the state, even though it was appointed as a territorial county. In 1855 Governor Denver of the Kansas Territory designated the western end of his territory, then in Colorado, as Arapahoe County, which at that time comprised over one-fifth of the state as we know it today.

Since the beginning as a territorial county, Arapahoe has changed its boundaries many times, and even at one time was voted out of existence, although the public officials of the county refused to acknowledge the decision of Governor Denver. This occurred in 1858 when Governor Denver, anticipating great growth in the western end of his territory, replaced Arapahoe County with five new counties in the same region. The formation of these new counties never seemed to have been organized. Instead, an election was held in Denver on February 8, 1859 for the appointment of officers for Arapahoe County.

In September, 1859, the boundary of Arapahoe County was changed again due to the results of an election regarding the issue of statehood vs. territory and the development of the Jefferson Territory which became defunct for lack of congressional action.

In February, 1861, congressional action created the Colorado Territory, at which time Arapahoe County was further reduced in size to thirty miles wide and extending from the present day Sheridan Boulevard to the Kansas State Line. In 1902, a further division was made of Arapahoe County. The eastern half was divided between Washington and Yuma Counties, with the remainder being divided to accommodate Denver and Adams Counties, thus making five counties. The present Arapahoe County is 72 miles long (east and west), but getting narrower each month for the north-south depth.

The first gold discovered in Arapahoe County was in

1858, just west of Englewood where Dry Creek flows into the Platte River. Numerous Indian attacks, the building of stagecoach roads and later a railroad being constructed along with settlement growth is an early day history. Today, Arapahoe County is continuing to grow and help set modern day standards to accommodate future growth, even though the land area continues to diminish at a rapid pace due to many annexations.

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Planning — Colorado Springs

By PERRY TYREE, P.E.

Supt. of Building and Inspection

The rapid, unpeccated growth of a formerly satisfied tourist town has changed the development picture of the Colorado Springs Metropolitan area considerably.

El Paso County has watched military installations grow and develop, new installations materialize and the end is nowhere in sight. NORAD has the underground "control center" well underway—the military divisions in the city have been brought under one huge roof at the Chidlaw Building and the A. F. Academy is due for another expansion program almost doubling its output of cadets.

New industry, in the form of Electrical Manufacturers, have made recent moves into the region with names like; Hewlett-Packard, Ampex, Kaman Nuclear and others.

This growth by necessity, is creating a market for an expanding construction economy. 1962 brought a record year—1963 exceeded the record in some respects and 1964 promises no letup in construction and development in this area.

The orderly growth and future image of Colorado Springs now hinges on the "Planning visions" of yesterday. The shadow cast today is a silhouette of the imaginations of the past. The environment of today is built around the neighborhood unit—



"Pete Tyree Accepting Plaque
for Walter Kuenning"

Lou Jay & Clay Meyring, Participating
ANNUAL BUSINESS MEETING — DENVER — 1962

shopping centers, freeways, playgrounds, etc. Air travel has created a new demon—"NOISE LEVEL" that must now be coped with.

Freeways, helicopters, "rocket ships"—Buck Rogers style, Hydrogen bombs and electronic garage door openers have changed the image of municipal planning and development. Air cars, food capsules, time machines, electronic space travel, atomic powered scissors and things beyond the imagination of "modern" man will shape the image of the future. How far in the Future? Who knows? Let's hope that those entrusted with the planning of our cities have the extraordinary vision to recognize the future problems and plan toward their facilitation.

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SAFETY FOR

THE CONSTRUCTION INDUSTRY

By THOMAS C. EPSON

Principal Inspector, Colorado State Industrial Commission

The Industrial Commission of Colorado has chosen as its editorial contribution to the third annual edition of the Rocky Mountain Chapter of the International Conference of Building Officials yearbook, "SAFETY FOR THE CONSTRUCTION INDUSTRY".

This subject in its entirety, covers volumes and more volumes. We shall not attempt to demonstrate by words the rules, regulations and codes covering this subject, but this small media will attempt to point out DOLLAR value of a typical accident, the fatalities occurring in the construction industry over a certain period of time, and the number of accidents reported.

Statistics reveal that the non-use of both mechanical and personal safeguards has increased the number of statewide complaints to the Industrial Commission and the increased number of complaints has been verified by the cold facts that out of 226 "on the job" deaths recorded in the biennium ending June 30, 1962, 51 of these fatal accidents occurred in the construction industry. These deaths ran the gamut from suffocation in an unshored ditch to electrocution caused by a crane backing into a live high voltage line.

Getting back to the statistics—the calendar year 1963 revealed that 76,891 accidents were reported to the Industrial Commission. Statistically speaking, the construction industry represents 20% of the working force covered by Workmen's Compensation; this makes the industry responsible for 15,378 reportable accidents. This article will endeavor to point out the DOLLAR VALUE of an accident involving three construction men of varying ages.

First we can talk about the employer. To all intents and purposes he is confident that he has a safe job going. Quitting time comes; everyone is anxious to get away—to get home. The material hoist is handy; this hoist is just what its name implies—A MATERIAL HOIST! It is self operated; anyone can pull the rope or otherwise activate it to go up or down. There is no operator—no supervision. The men jump on the hoist; there is a mechanical failure. Results? Three men badly hurt! The hoist was not posted as being "NOT SAFE FOR RIDERS." It was self-operable—there were only three floors; WHAT COULD HAPPEN IN THREE FLOORS?

In this case, the accident is just the beginning of the story. These men were covered by Workmen's Compensation as required by law. They are entitled to benefits as set forth by statute, payable after the first seven days and within certain limits until the case is settled as to degree of percentage of disability. As an example, we shall allow one man to return to work without a percentage of disability; incurring only shock, cuts and bruises; the other



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"Some of the fellows receiving their Seminar Certificates from Mr. A. R. Bunger, State Vocational Education"
 Left to right — Mr. Bunger, Jay, Becker, Meyring, Epton
 ANNUAL SEMINAR — DENVER — 1962

two will be adjudged permanently "totally disabled" and will receive benefits commensurate with disability. Statistics are dry—DOLLARS open eyes.

Now for the DOLLAR value of an accident creating "total permanent disability". This disability is an award of compensation at the weekly rate of \$43.75 for the remainder of the life of the insured. Two of the injured workers were adjudicated for total permanent disability; one was twenty years of age, living out his life expectancy of 50.37 years plus his attained age of twenty. This worker will draw a total of \$114,519.75. The other worker was age forty at the time of injury. He will draw \$83,469.75. At first glance, this appears to be a basketful of money (and it is—in any man's language). Look a little further and try to realize that the awards are paid out at the present rate of \$43.75 per week (set by statute). Try to support a wife and three children (or even yourself) on that amount, when you had been bringing home \$100.00 plus per week.

The employer is going to feel the pinch of this accident three fold. First—remorse for the loss of two good, but not safety-minded employees. Second—disruption of the job; and last but not least, an appreciable debit percentage increase in his and the Industry's Workmens Compensation premium. This increase has to be reflected in his future bidding or come out of profit. From the statistics and number of dollars involved and the shocking loss of a full living for a family, this employer's loss proves that the slogan, "SAFETY IS EVERYBODY'S BUSINESS" is true, and should be as much a part of a building inspectors job as enforcing the plans and specifications.

The Industrial Commission, thru its three departments, Safety Inspection Division of the Commission, Safety Division of the State Fund and its Safety teaching agency, known as the Safety Devices and Methods Division stands able and willing to help all concerned in the great cause—SAFETY. Adherence to safety practices can add a sense of a job well done by the Building Inspector; the completion of a conforming building for the owner; a safe job for the employee and a fair premium for the contractor.

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Metro Building Code

By **EARL SIVERS**

Chief Building Inspector, Jefferson County

The Suburban Denver Area Building Officials met with the Denver Building Code Revision Committee in the Denver City Hall in January, 1964 and discussed the possibility of drafting a Metro Building Code, utilizing a major portion of the Uniform Building Code, with the exception of the Mechanical Chapters. 4 Counties and 12 communities were represented.

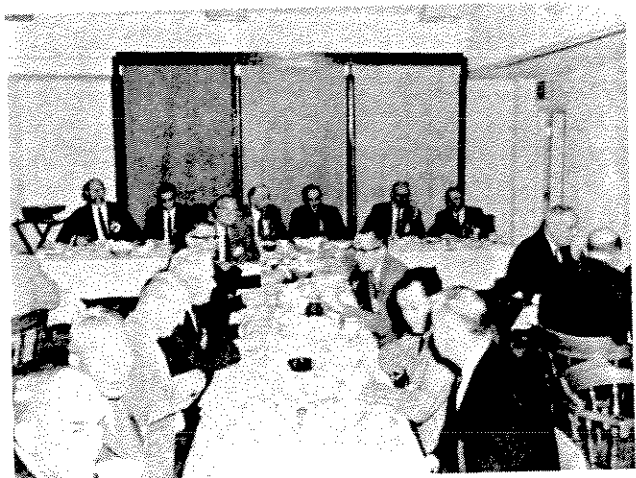
It was everyone's feeling that this would certainly eliminate a great deal of confusion. Those attending were heartily in favor of such a Building Code.

A subsequent meeting was held early in February. This meeting was confined to the 4 Counties and suburban Cities, including Denver. The meeting was one of good spirit and cooperation. In the final analysis, this Committee voted as follows:

1. That all the incorporated Cities within the five county area be given equal representation. One vote for each community.
2. That the present Denver Building Code Revision Committee be held intact and become a part of the Metro Code Changes Committee.
3. That the 4 Counties, Arapahoe, Jefferson, Adams and Boulder be given one vote apiece.
4. That this Committee be named the Metro Building Code Changes Committee.

A meeting with the Denver Building Code Revision Committee will be held on Feb. 13, 1964. The following will meet with this committee and set up the mechanics for operation.

Thomas Briggs, Aurora
Earl Sivers, Jefferson County
James Norton, Arapahoe County
Beryl Wallace, Englewood
Evert Drumright, Westminster
John O'Fallon, Denver



ANNUAL SEMINAR LUNCHEON — DENVER — 1962

Planning — Florence, Colorado

By CARL A. MYERS
Building Official

In the arid west, water has always been a problem, and in the future the problem will become more acute with the expansion of the population in this frontier country.

The western United States is booming. Eastern investors are moving west and bringing scores of workmen and their families. Technology has produced the automatic washer and scores of other commercial and domestic devices which use more and more water. Home construction too, has changed. Now the two-bathroom home is as common as yesterday's outhouse. The drain on water supplies increase daily.

Florence, Colorado, has completed a \$250,000 ultra modern water filtration plant with designs for future expansion. The city has been doing some planning which will pay dividends for the future growth of the community. It is one of the few cities in the nation which can boast of three major water supplies and systems. The new water filtration plant will be able to handle all the needs of the city and its suburbs, it is also designed to double and triple its capacity as the need arises.

In addition to the new plant, Florence owns two large wells on the south bank of the Arkansas river which this year, during one of the city's worst droughts, have provided virtually all the total water supply of the community. One of the wells dates far back into the city's history. It was drilled by the D&RG railroad and used by the railroad years before any other source of domestic water supply was available to Florence. A line extended from the old well up Pikes Peak avenue to the rail yards. In those early days a few local residents received permission to tap into the line for domestic water. Other local residents relied on their own wells for water.

In the early 1940's the city drilled a second well on the

North Maple avenue site. During the present drought the city has made use of water from both of these wells.

Father of the municipal water system, which Florence has used most successfully since 1900, was M. E. Lewis, who served as mayor of Florence in 1896 and later as the city's water commissioner. With the help of his close friend P. F. McGuire, who later served as mayor and helped to promote the new water system, Lewis finally saw his dream come true. In March of 1899 the two reservoirs were excavated by teams of horses and men scooping out mountains of dirt.

The waters of Newlin creek were turned into the eastern reservoirs and later the water from Adobe-Mineral creeks formed part of the storage water.

During the years of normal precipitation, the reservoir storage and the flow from the streams of the green horn mountains has been adequate. However, the expanding population, the demand for more and more water, and dry years have placed a strain on plant conceived by Lewis and his colleagues. The reservoirs too, have started showing their age. Leaks, seeps, and water losses have developed. In the fall of 1952 Florence voters turned down a \$170,000 bond issue to improve the reservoirs.

The present city administration hopes to find funds to seal and update the reservoir system and when that is done the Florence water works will be able to produce over 3,000,000 gallons of water per day.

The city of Florence plans to buy up an additional three second acre feet of water now owned by residents and currently used for lawn and irrigation in laterals running throughout the city. If these shares of water can be bought, Florence under normal conditions will have enough domestic water to handle a population of well over 15,000 persons.

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Planning — Aurora, Colorado

By BEN GROVE, Planning Engineer

THOMAS A. BRIGGS,
Chief Building Inspector

"Aurora, Gateway to the Rockies"

In order to permit and encourage new innovations in residential land layouts, the Aurora Zoning Ordinance was amended to permit "Residential Planned Building Groups." This new type of regulation virtually abolishes the traditional concept of the Zoning Envelope, such as the required front, side and rear set-backs; minimum frontage of lots; height restrictions and etc. To replace this, a new procedure has been set up whereby units may be placed on the land in a new manner, subject to approval by the Planning Commission and City Council of a detailed plan document which limits the issuance of a Building Permit in the area covered by the plan submitted. This approach may be approved for any parcel of land containing 5 acres or more.

Plans have been submitted for 2 different areas which, if carried through to function, will represent 2 of the freshest approaches to residential development anywhere in the Metro area.

The first area is planned as a low density residential area, where living units are clustered

around a large landscaped court area. By eliminating some unnecessary side yard requirements etc., enough extra land is picked up to also provide neighborhood parks in each area. Still, by careful planning of the residential units, the useable open spaces (yard, patios, etc.) will be the equivalent of a 9,000 sq. foot lot developed under standard Zoning regulations.

The second area being planned is to be utilized as a retirement community. This is planned around a proposed 9 hole golf course and will have its own community center, swimming pools, library, etc. It is proposed that this will occupy about 180 acres of land.

The resulting population density will be about the same as had the area been developed for single family residential use. The flexibility of the proposed Ordinance permits the units to be arranged in attractive groupings of apartments, with the open spaces between utilized for gardens and active passive recreational areas.

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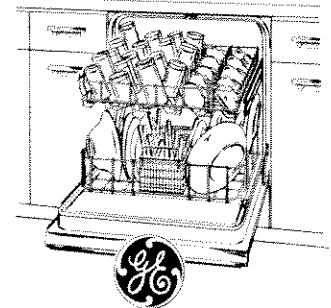
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Ray Richardson, Chief Elec. Inspector.....City & County Bldg.
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- John Steinberg, Bldg. Inspector.....10200 W. 20th Ave., Lakewood
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- Bruce Awenius, Dept. of Public Health.....4210 E. 11th Ave.
- Carl M. Aikele, State Plumbing Insp.....4210 E. 11th Ave.
- Charles Johnson, Colorado State Hospital.....Pueblo, Colo.
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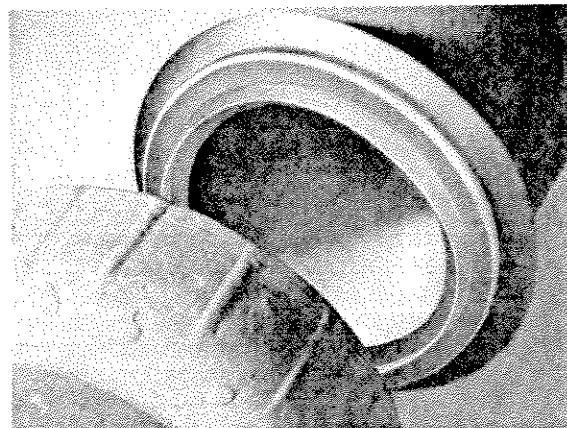
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- E. P. Freeman, Plumbing Inspector.....Casper
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Planning — State Dept. of Health

By

MURRY WOLZ — Hospital Consultant

The Colorado State Department of Public Health has always followed the concept that progress goes hand in hand with careful planning, and that full exploration of basic factors must be accomplished before a proper course can be set. We have been engaged in Planning Program to meet the health needs of the citizens of the State of Colorado as new and different problems arise. Currently the department has been developing plans for the control of the air and stream pollution using resources of local and federal agencies and the experiences of other communities which have been confronted with similar problems.

The normal approach of the department, when we anticipate or are informed of an event or procedure which will have an adverse effect on the health of the people, is to assemble available information, accumulate additional information through staff research, and develop a tentative program which is thoroughly analyzed before being put into effect through regulation.

We have had valuable aid from your group in developing plans for improving the safety of patients in institutions which we license. The improvements were the result of timely and careful planning over an extended time. We are grateful for the cooperation being extended by the building officials throughout the State and will continue to utilize your services in planning for the future needs.



"President Clayton Meyring presenting Tom Briggs, Past President with Plaque"
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ANNUAL BUSINESS MEETING — DENVER — 1962

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Chapter Presidents' Luncheon—Cedar Rapids, Iowa, ICBO Annual Business Meeting —1963
3rd from right—Clayton Meyring, President, Colorado Chapter

Colorado State Dept. of Public Health

PLUMBING INSPECTION

By

CARL AIKELE, P. E.

Associate Public Health Engineer

The state plumbing inspector works out of the Engineering and Sanitation Division of the State Health Department in Denver. He does not inspect plumbing per se on a routine basis but spot checks enough work to insure uniform enforcement of the State Plumbing Code. He works primarily with the local building departments and plumbing inspectors in lending interpretation to the language of the code and general consultation with local health departments or plumbing problems.

The local health department is the unit most citizens and officials look to, or should, because of the distances and obstacles involved in attempting to run things from Denver. Therefore the person in the local health unit each inspector should get to know is the sanitarian. Usually the sanitarian has a multitude of other programs to administer, so at first he may not be particularly enthusiastic. However, with persistence and helping him to understand the problems of the inspector by letting him view the results of poor plumbing installations he can be sold on the idea that after all, "good plumbing installations" are actually the cheapest in the long run.

The plan of the health department is to conduct an annual survey of how this program is being conducted in each of the local health units throughout the state. In this way we plan to upgrade the plumbing program throughout the state.

New materials and methods are first reviewed by the Plumbing Advisory Committee to the Board of Health. This committee meets every three months and the chairman is Mr. Walter Brown, City Manager at Golden, Colorado. If a new material or method is considered acceptable by this committee they can recommend it be adopted by the Board of Health. Before the Board can act on any recommendation, a regulation must be advertised by mailing to an official mailing list such proposed changes 20 days before the Board meets at a public hearing on the matter. If the Board of Health does not have any objection and approves such change at this public hearing, it will be approved. If not, the recommendation is sent back to the department for further study or disapproved.

The first item of business that has successfully gone through this complete cycle of events is the Administrative Code of Plumbing, which updated a code written about 1946 or earlier, and is effective April 1, 1964.

Anyone having a problem concerning the interpretation of the Code or enforcement should first contact the local sanitarian or health officer. In the event the problem is not resolved, a letter should be written to Mr. Carl M. Aikele at 4210 E. 11th Avenue, Denver 80220, explaining the difficulty and, depending on the urgency of the matter and other assigned duties, he will render such assistance as can be given.

Arvada's New Building Inspector

Newly-appointed Chief Building Inspector Eugene C. Evers has been an Arvada resident since 1954, owning and operating a retail store until 1960. He has lived in his present residence at 5715 Dover Street since 1954. Gene is married and has one boy who is attending the University of Colorado at Boulder.

Gene started work with the City in February 1961 as a building inspector and was promoted to Chief Building Inspector in January 1964. The Building Department is now manned by Merle Temmer, Plumbing Inspector, Gordon Sechler, Electrical Inspector, Dale Strong, Plan Checker and Zoning Inspector, and Mrs. Chris Donahue, Girl Friday.

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"Earthquake Panel"

Left to right — B. Randall, Father Downey,
J. Eaton, S. Thorfinnson and Will Owen
ANNUAL SEMINAR — DENVER — 1962



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