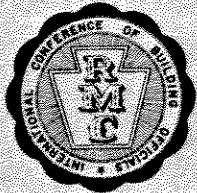


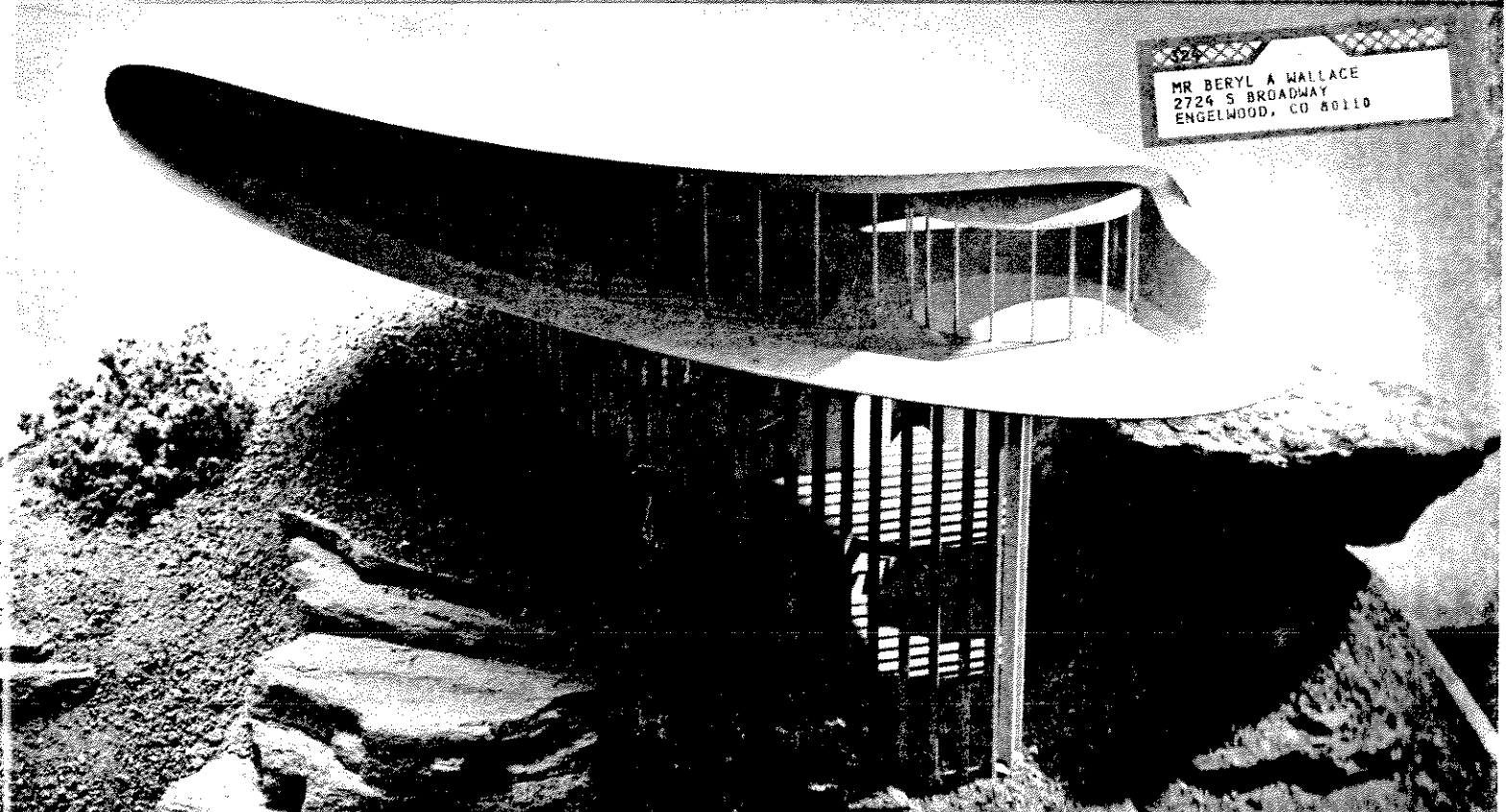
Lloyd L. Arnold, P.E., Lakewood, Colorado



Volume 4 — 1965

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

Charles Deaton, Architect, Lakewood, Colorado



DESCRIPTION OF COVER PICTURES

Rotoramic

(Top Photo)

Rotoramic is a specialized type of construction generally circular in shape and suitable for single or multi-story construction. An optional feature is limited rotation of any or all of the structure. Many arrangements and appearance variations are available of which only "Rotoramic No. 1" will primarily be covered in this description. The rotoramic system is accomplished by means of a large diameter roller bearing on which the super structure is mounted. A push button activated fractional horse power electric motor mounted on the fixed cylindrical reinforced concrete foundation, which motor activates a sprocket driven chain circumferentially attached to the flanged upper raceway of the bearing. If and as desired clock activation may be substituted for push button.

The rotatable super structure might well be described as mounted on a rigid and shallow conical ring. This ring is generally comprised of radially mounted wood or concrete tapered beams with plastered soffit and reinforced concrete circumferential ring. The flat floor surface may be of either wood or reinforced concrete. The shallow conical shape of course gives great rigidity without excess weight. The floor of course, is not placed until all piping, conduit, heat lines, etc. are in place. Meanwhile and simultaneously it is possible to install a portion or all of the various interior partitions and exterior walls on their nailer plates.

The exterior walls are generally composed of 4' wide modular units of such material as desired. More or less standard framing is proposed for these exterior walls. In other words 2 x 4 studs with exterior sheathing to which may be attached plywood or brick veneer construction as desired. Many of these exterior panels will be of fixed glass or windows. Otherwise they will be insulated and of conventional interior finish.

An interesting feature of the construction is the centrally located circular pool of steel. The corridor-surrounded 12' diameter portion of the pool is 8' depth while the 20' diameter flanged portion over the corridor is but 2' depth so minimum space is necessary. The circular shape permits usage of 10-gauge metal for the pool.

Another interesting feature of the construction is the ceiling suspended retractable floor which in seconds may be lowered to cover the entire pool and thereby providing unobstructed usable space of 30' minimum diameter for parties, game room or other group purposes. This relatively light weight floor is suspended by means of winch activated cable. For all practical purposes therefore the pool may be considered as taking up but 115 square feet of space represented by the 12' diameter although the surface area is over 300 square feet. The main floor to pool deck stairs, partially suspended and partially enclosed, intrude but slightly on the shallow portion of the pool. The stair well from the pool deck to its roof is entirely enclosed, thereby eliminating the moisture vapor problem with regard to the main floor level.

The enclosure size of the pool deck is of course optional. In other words the pool could be surrounded by other rooms if so desired by locating the walls further out. These exterior walls will mainly be of glass with sliding door provided to the sun deck. The upper roof will be partially of plastic.

Hot water heating will generally be provided throughout but with pool water separately heated and filtered.

The fireplace is optional along with its location and will generally be of metal.

220 degree overall rotation is permitted by means of flexible connections.

The cylindrical base for the construction is approximately 20' diameter and of course, usable area. Exclusive of roof deck and balcony, a minimum of 2880 square feet floor area is enclosed. Exclusive of land and dependent considerably upon finishes and luxuries included, price of Rotoramic No. 1 will vary from \$20,000 to \$45,000.

Rotoramic, Inc., a Colorado Corporation, will be franchising home builders throughout United States and Canada to construct the above described Rotoramic house.

Proprietary rights are claimed under patent pending No. 293967 as filed by Lloyd L. Arnold, Professional Engineer, 12845 W. 24th Place, Golden, Colorado.

• • •

Habitable Sculpture On A Pedestal

(Bottom Photo)

The photograph shows a model of a house being built on the edge of a cliff in the mountains near Denver. The architect, Charles Deaton, describes the house as a piece of "habitable sculpture on a pedestal." Construction is now under way on a mesa 8,000 feet above sea level. The view from the terrace will include the city of Denver and the Continental Divide.

All surfaces in the upper portion of the building are curved, except part of the floor area which is flat. The interior of the sculpture is divided into a living room, dining room, kitchen, three bedrooms and four baths. Laundry, sewing room and library are in the pedestal. Three floors and an entrance level will be served by an elevator.

Most interior walls and doors are curved. There are few straight lines in the building. The kitchen counters will be straight and square to accommodate the square appliances. The beds will be shaped like watermelon seeds. The living room wall will be curved in two directions and stand as a shell-like partition. Most of the furniture has been designed by the architect to fit the building.

To reproduce the model as a full-sized house, the architect invented a structural system that makes possible the enlargement of the sculpture without measurement. By eliminating the need for measuring by the workmen, the sculptural form is achieved with great savings. Deaton expects the house to be completed this fall.

5/2

COLORADO



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

KANSAS



HON. WILLIAM H. AVERY
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 BEST WISHES TO THE STATES OF KANSAS, NEBRASKA, NEW MEXICO, COLORADO AND WYOMING.



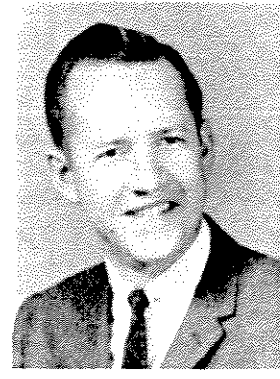
1965 OFFICERS OF THE ROCKY MOUNTAIN CHAPTER INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS



President
Louis J. Jay, P.E.
Chief Plumbing Inspector
Denver, Colorado



1st Vice President
Beryl A. Wallace
Chief Building Inspector
Englewood, Colorado



2nd Vice President
Ken Christensen
Chief Building Inspector
Ft. Collins, Colorado



Secretary
Robert A. Palmer
Chief Building Inspector
Boulder County, Colorado



Treasurer
John Stone, P.E.
Chief Engineer
Building Dept.
Denver, Colorado



Past President
Clayton Meyring
Chief Building Inspector
Boulder, Colorado



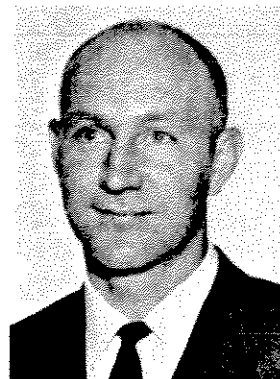
Director-at-Large
Evert G. Drumright
Chief Building Inspector
Westminster, Colorado



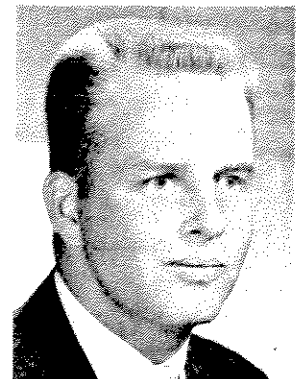
Director-At-Large
Thomas Epton
Senior Safety Inspector
Colorado State Industrial
Commission
Denver, Colorado



Director-at-Large
James Norton
Chief Building Inspector
Arapahoe County, Colorado



ICBO National Director
Thomas Briggs
Chief Building Inspector
Aurora, Colorado



ICBO Research Committee
Perry Tyree, P.E.
Supt. of Buildings
Colorado Springs, Colorado

1965 Annual Seminar Hosts

Colo. Industrial Commission
Director
Safety and Boiler Insp.



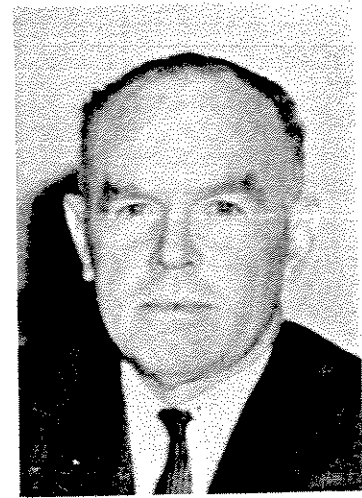
JAMES A. UNDERWOOD

MAYOR OF DENVER



HON. TOM CURRIGAN

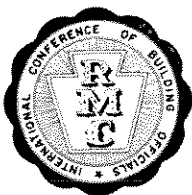
Director of
Denver Building Department



JOHN E. O'FALLON, P.E.

Your Hosts, the Building Department of the City and County of Denver and the Colorado State Industrial Commission, welcome all members and guests of the Rocky Mountain Chapter of the International Conference of Building Officials to the Annual Seminar and Business Meeting, to be held in Denver, for the Year 1965. We hope your stay will be both informative and enjoyable.

"THE PRESIDENT'S MESSAGE"



With the advent of the New Year, I find that our Chapter has increased it's membership in excess of 100 percent, to a total of 225. This indicates to me that our Chapter is a real success. Without doubt, we are the largest Chapter in the Conference. Our work is cut out for us. We must concentrate on membership and the promulgation of the Uniform Building Code, in the great states of Colorado, Kansas, Wyoming, Nebraska and New Mexico. We regret the loss of a portion of our membership due to retirement, change of position, or death. It is my sincere wish that those who had to sever their relations with us will continue to assist us through their tremendous knowledge and experience. Let us continue to grow and make our Annual Seminar and Year Book one of the finest in the United States.

Our professional and associate members have been and are a real asset to our organization. My congratulations to all of you and best wishes for the coming year.

LOUIS J. JAY, P. E.
Your President

ROCKY MOUNTAIN CHAPTER

of the

INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS

ANNUAL SEMINAR AND MEETING, MARCH 18, 19 and 20, 1964

Engineers' Building, Denver, Colorado



Left to Right:

Top Row: Jerry Aldrich, Ft. Morgan; Tom Walters, McCook, Nebraska; Harold Tweedy, Colorado Springs; Beryl Wallace, Englewood; John Schmid, Cheyenne, Wyoming; Murray Wolz, Colorado Health Dept.; C. A. Rothful, Denver; Nick Catalano, Douglas Fir Products Assoc., Denver.

Second Row: Arthur Becker, Colorado Industrial Commission; Max Emmerik, Denver; Dale Melton, Jefferson County; M. D. Williams, Colorado Industrial Commission; C. M. Brockway, Lakewood Fire Dept.; E. E. Evers, Arvada; John Steinberg, Jefferson County; Art Palmer, Boulder County; Paul Hawkins, Boulder County; B. Awenius, Colorado Health Dept.; W. E. Coffee, Copper Development Association, Greeley; H. W. Bottom, Colorado Electrical Inspection.

Third Row: James Norton, Arapahoe County; C. K. Carter, Boulder; Ed Bradley, Wyoming State Fire Marshall; Ralph Nice, Colorado Springs Fire Dept.; Carl Aikele, Colorado Plumbing Inspection; C. Frazzini, Denver Deputy Fire Chief; Fred Janssen, Englewood; Wm. Lindsay, Denver Fire Prevention Bureau; C. Elfeldt, Greeley; J. Robenstein, Greeley; Fred Walker, Colorado Springs; L. C. Carter, Lamar; Thomas Briggs, Aurora.

Fourth Row: J. L. Antonio, Denver; Newell Pock, Casper, Wyoming; Tom Epson, Colorado Industrial Commission; Ken Christensen, Ft. Collins; John O'Fallon, Denver; Bill Anderson, ICBO, Pasadena; Louis Jay, Chapter President, Denver; Dan Larimer, Jefferson County; Clayton Meyring, Chapter Past President, Boulder; John Stone, Denver; Bill Miller, Denver.

Seated: Ray Richardson, Denver; C. Martinez, Denver; Neil Gates, Denver; J. A. Underwood, Colorado Industrial Commission; Bill Arthur, Denver; Dion Blessing, Denver; J. A. Evans, Colorado Industrial Commission; Harry Arthur, Denver; J. C. Williams, Colorado Industrial Commission; Charles Case, Boulder Fire Department; Ken Williams, Denver; R. L. Carman, Englewood.

**ROCKY MOUNTAIN CHAPTER ANNUAL MEETING
MARCH, 1964—DENVER**

The annual three-day seminar and business meeting of the Rocky Mountain Chapter of the International Conference of Building Officials was held at the Engineer's Club in Denver on March 18, 19, and 20, 1964.

Registration began at 7:00 a.m. on the 18th. Coffee and rolls were provided by the Chapter each morning before the general sessions began.

Mr. Clayton Meyring, President, opened the business meeting and as Colorado Supreme Court Justice Edward C. Day, Jr., had a previous engagement, asked the indulgence of the Chapter to permit the installation of officers prior to other business.

Justice Day officiated in the swearing-in of the officers elected at the January meeting.

The following officers were sworn in a very impressive ceremony.

Mr. Louis Jay	President
Mr. Perry Tyree	1st Vice President
Mr. Fred Calkins	2nd Vice President
Mr. Dan Larimer	Secretary
Mr. John Stone	Treasurer
Directors	Mr. Tom Epton, Mr. Ken Christensen Mr. Newell Pock, Mr. Clayton Meyring

The new officers took their places and the business meeting was conducted by Mr. Louis Jay, President.

Mr. Charles Elfeldt presented the President with a new gavel, which was made by Mr. Elfeldt.

The minutes of the January meeting were read and Mr. Wolz moved that they be approved. Mr. Antonio seconded the motion. The motion carried.

Mr. Stone read the annual treasurers' report which is hereby made a part of these minutes. Mr. Antonio moved that the report be accepted. Mr. Cornie seconded the motion. The motion carried.

A discussion followed concerning the meetings for the balance of 1964. After approvals from the floor the following places and times were approved:

May	Cheyenne, Wyoming
July	Arapahoe County
September	Grand Junction, Colorado
November	Greeley, Colorado
January, 1965	Westminster

The Secretary read correspondence and noted letters from the Governors of Wyoming, Nebraska, Kansas and New Mexico regretting they were unable to attend the Seminar.

The President appointed an auditing committee. The committee consists of Mr. Norton, Mr. Becker and Mr. Sivers.

Mr. Antonio made a short report on the activities of the Earthquake Committee. Mr. Wallace spoke of the destruction of buildings in Skopje, Yugoslavia during the latest earthquake in the area. Mr. Louis Jay (the only man in the organization with a decided accent, verified by Mr. O'Fallon) is the only man who can pronounce the name of this town. (You don't say it, you sneeze it.)

Mr. Briggs reported on the activities of the yearbook committee. He stated it was a lot of fun and also a lot of work. The story of Louis Jay's cheese came out and now everyone knows that Mr. Wallace will not drink beer unless cheese is served.

The President expressed the appreciation of the Chapter to those who had made the Yearbook a success.

Mr. Wallace indicated that the Chapter was obligated to Rex Carsrud and Roy Stevens of Impressive Printers for their assistance and participation in producing the book. They helped far beyond what was anticipated or expected.

Mr. Antonio moved that Roy Stevens and Rex Carsrud be invited to attend our annual dinner and frolic as guests of the Chapter. Mr. Briggs seconded the motion and it carried unanimously.

The President dismissed the 1963 Yearbook Committee.

A discussion was held concerning all the ramifications of the workings of the Yearbook Committee.

Mr. Antonio moved that the yearbook committee have the power to make decisions concerning yearbook publications.

Mr. Carl Aikele proposed an amendment that seven (7) members of the Yearbook Committee would constitute a quorum and then seconded the motion with the amendment.

A discussion followed and Mr. Sivers moved that \$1,000.00 be allotted to the yearbook committee to develop and start work on the 1964 yearbook (this in the form of a motion to Mr. Antonio's motion). Mr. Antonio seconded the proposed amendment.

After further discussion Mr. Antonio withdrew his original motion and the matter was referred to the Executive Board for further action.

Mr. Antonio moved that the treasurer pay all outstanding accounts. Mr. Wallace seconded the motion. Motion carried.

Mr. Steinberg suggested the Grand Junction meeting be held on Saturday.

A discussion followed and a decision to have this meeting on the regular Friday was reached.

Mr. Antonio moved that the expenses for the three-day seminar be authorized. Mr. Epton seconded the motion. The motion carried.

Mr. Antonio requested that the Chapter recommend Mr. O'Fallon to the International to fill the vacancy created by the resignation of Mr. White.

Mr. O'Fallon's background was presented as evidence to substantiate his qualifications for the position.

Mr. Epton nominated Mr. O'Fallon to be recommended by the Chapter to fill the position vacated on the Research Committee of the I.C.B.O.

Mr. Briggs nominated Mr. Perry Tyree to be recommended.

Mr. Wallace moved that the nominations be closed. Mr. Ken Christensen seconded the motion. The nominations were closed and all Class "A" members, as defined by the By-Laws of the International Conference of Building Officials, voted as follows, by secret ballot.

Mr. O'Fallon	15 votes
Mr. Tyree	1 vote

Mr. Antonio presented a plaque to Mr. Meyring as the out-going President. The Chapter extended their thanks and appreciation to Mr. Meyring for the job well done during 1963.

Mr. John Stone discussed mailing notices from Denver in place of cards being sent from Pasadena, California.

Mr. Carter moved the meeting adjourn. Mr. Antonio seconded the motion. The meeting adjourned.

The annual group picture was taken at 4:00 p.m.

Respectfully submitted,

DAN E. LARIMER, Secretary

TREASURER'S REPORT

March 15, 1964

GENERAL FUND

Received from Dan Larimer, account in Rocky Mountain Bank, Lakewood	\$ 14.49
Received, 1964 Membership Dues	515.00
Total	\$ 529.49
Accounts Paid	10.71
Bank Balance, March 15, 1964	\$ 518.78

YEAR BOOK FUND

Received from Dan Larimer, account in Rocky Mountain Bank, Lakewood	\$ 713.21
Advance Payments for Year Book Advertisements	1,925.00
Total Received	\$2,638.21
Accounts Paid	
Impressive Printers	\$1,663.31
Photo Associates, Inc.	13.52
Colorado Badge, Inc.	21.69
Miscellaneous	28.13
Total Paid	\$1,726.65
Bank Balance, March 15, 1964	\$ 911.56
Accounts Receivable, March 15, 1964	\$3,063.00
Total Working Balance, March 15, 1964	\$3,974.56

JOHN A. STONE, Treasurer
Rocky Mountain Chapter, I.C.B.O.

ROCKY MOUNTAIN CHAPTER of the INTERNATIONAL CONFERENCE of BUILDING OFFICIALS

Annual Seminar — March, 1964 — Denver

The annual three-day seminar sponsored by the Rocky Mountain Chapter of the I.C.B.O. was held March 18th, 19th and 20th of 1964 at the Engineer's Club in Denver, Colorado.

Registration started at 7:00 a.m. March 18th and the program began at 9:00 a.m.

Murry Wolz participated as moderator on Wednesday and introduced Dr. Roy Cleere and Mr. Jack White, who represented the hosts, Health Department of the State of Colorado and the Building Department of the City of Denver.

Tom Currigan, Mayor of Denver, was guest of honor for the noon luncheon. His remarks indicated a bright future for Denver and the metropolitan area.

Mr. Bill Anderson's code sessions were informative and his humor and down-to-earth approach was well received.

Thursday was a very full day, beginning at 7:00 a.m. with registration and coffee and rolls. More members registered and new members were signed up.

Governor Love was unable to attend. Justice Edward C. Day, Jr., of the Colorado Supreme Court, accepted the invitation to address the group and his discussion of law proved quite interesting. It seems as if some of the law problems are parallel with problems of the Building Departments.

The annual business meeting was followed by a cocktail hour (well received) and the annual banquet.

Mr. Bill Arthur furnished entertainment with a teenage group that proved that teenagers are not all delinquents. An exceptionally fine program was presented and Mr. Arthur is to be congratulated for his activities with the group.

On Friday the scheduled speaker was unable to attend and Bill Arthur again came up with a very good replacement. Rev. Woolverton was asked to speak and did an excellent job on the spur-of-the-moment.

Certificates were presented by Mr. Bunker on Friday afternoon after a code problem workshop conducted by Mr. Anderson.

It was revealed, when all the memberships had been tabulated, that the Rocky Mountain Chapter is now the largest Chapter in the Conference.

Subjects covered during the seminar consisted of fire retardant coatings, electrical code, plastics, glass and glazing, safety, exits, roofing, earthquakes, and general code problems.

The 1964 Seminar was the most successful and best attended seminar in the history of the organization. Approximately 100 members and guests attended.

The Chapter is very grateful to the seminar committee for their participation and assistance.

A copy of the printed program becomes a part of these minutes for the record.

Respectfully submitted,
DAN E. LARIMER, Secretary

8TH ANNUAL SEMINAR AND ANNUAL MEETING

Dates:

Wednesday, Thursday, Friday, March 18, 19 and 20, 1964

Place: Engineers' Building

1380 South Santa Fe Drive, Denver, Colorado

WEDNESDAY

Moderator — Murry Wolz

- 7:00 to 9:00 A.M.—Registration—Coffee and Rolls
9:00 to 9:15 A.M.—Welcome —Hosts, Dr. Roy Cleere — Jack White
9:15 to 11:00 A.M.—Uniform Building Code, Bill Anderson
11:00 to 12:00 Noon—Fire Retardant Coatings, Mr. Tom McCurry
12:00 Noon—Luncheon—Benediction, Rev. Binford Gilbert,
Grace Methodist Church
Guest: Hon. Tom Currigan, Mayor, City of Denver
1:30 to 2:30 P.M.—Electrical Code Panel (NEC), Ray Richardson,
Co-Ordinator, Don Murtough, Harry Bottom, Chief
Frazzini
2:30 to 3:30 P.M.—Uniform Building Code, Bill Anderson
3:30 to 5:00 P.M.—Plastics (Film and Talk), Al Bartosic

THURSDAY

Moderator — Bill Arthur

- 7:00 to 8:00 A.M.—Registration—Coffee and Rolls
8:00 to 9:00 A.M.—Bel-Air Fire—Los Angeles (Film), Anthony Pisciotta
9:00 to 10:00 A.M.—Glass and Glazing (Code Panel), Bill Anderson—
Co-ordinator, Larry Sloan, Carl Wuth
10:00 to 11:00 A.M.—Mechanical Codes, Bill Anderson, Bill Arthur
11:00 to 11:30 A.M.—Annual Photograph
11:30 to 12:00 Noon—Safety Codes, Tom Epsom
12:00 Noon—Luncheon—Benediction, Rev. Harley Schmidt, J.C.D.
Edward C. Day, Jr., Colorado Supreme Court Justice
1:30 to 5:00 P.M.—ANNUAL BUSINESS MEETING, Clayton Meyring, Pres.
5:00 to 6:00 P.M.—Cocktail Hour
6:00 to 8:30 P.M.—Annual Banquet
8:30 P.M.—Entertainment

FRIDAY

Moderator — Robert Palmer

- 7:00 to 8:00 A.M.—Registration—Coffee and Rolls
8:00 to 10:00 A.M.—Chapter 33, Panel Discussion, Bill Anderson—
Co-ordinator, Joe Antonio, John Stone, Tom Briggs
10:00 to 10:45 A.M.—Film, Chief C. Frazzini
10:45 to 12:00 Noon—Roofing Code Panel, Bill Anderson—Co-ordinator,
Phil Patrick
12:00 to 1:00 P.M.—Luncheon—Benediction and Speaker: Rev. Harvey L.
Woolverton, S.T.B.
1:30 to 2:00 P.M.—Earthquake Progress Report, J. (Bill) Sallada
2:00 to 3:00 P.M.—Workshop—Code Problems, Bill Anderson—Co-
ordinator, Pete Tyree, Harold Dickson, Newell Pock
3:00 to 5:00 P.M.—Presentation of Certificates, A. R. Bunker
5:00 P.M.—Adjournment

ROSTER OF SPEAKERS

WILLIAM ANDERSON

Director of Education and Field ICBO, Pasadena, California

JOSEPH L. ANTONIO, P.E.

Research Engineer, Denver Building Inspection

W. D. ARTHUR

Chief Mechanical Inspector, Denver Building Inspection

AL BARTOSIC

Rhom-Haas Co., Philadelphia, Pa.

HARRY BOTTOM

Chief Electrical Inspector, State of Colorado

THOMAS A. BRIGGS

Chief Building Inspector, Aurora, Colorado

A. R. BUNGER

Director of Vocational Education, State of Colorado

ROY L. CLEERE, M.D., M.P.H.

Executive Director, Department of Public Health, State of Colorado

HAROLD DICKSON

Chief Building Inspector, Pueblo, Colorado

THOMAS EPSON

Senior Inspector, Industrial Commission, State of Colorado

C. FRAZZINI

Deputy Fire Chief, Denver Fire Department

HAROLD G. HAWKINS

Chief Construction Inspector, Denver Building Inspection

LOUIS JAY, P.E.

President Elect, Rocky Mountain Chapter (ICBO), Denver Building Inspection

THOMAS McCURRY

Vice-President, Empire Coatings and Chemical Co., Denver

CLAYTON G. MEYRING

President, Rocky Mountain Chapter (ICBO), Boulder, Colorado

DONALD MURTOUGH

Mountain States Inspection Bureau, Denver

ROBERT PALMER

Building Official, Boulder County

PHIL PATRICK

Gen. Mgr.—Denver Div., The Ruberoid Co.

ANTHONY PISCIOTTA

Director, State Firemanship Training, State Vocational Education

NEWELL POCK

Chief Building Inspector, Casper, Wyoming

RAYMOND RICHARDSON

Chief Electrical Inspector, Denver Building Inspection

J. W. SALLADA, P.E.

Sallada and Hanson, Engineers, Denver

LARRY SLOAN

Majestic Building Products Co., Inc., Denver

JOHN STONE, P.E.

Chief Structural Engineer, Denver Building Inspection

PERRY TYREE, P.E.

Supt. of Buildings, Colorado Springs

JACK D. WHITE, P.E.

Assistant Director, Denver Building Inspection

MURRY WOLZ

Health Department, State of Colorado

CARL WUTH

Architect Representative, Pittsburgh Plate Glass, Denver

HONORED GUESTS

HON. JOHN A. LOVE

Governor, State of Colorado

HON. TOM G. CURRIGAN

Mayor, City of Denver

ROBERT HOLTON

Northern Colorado Building and Const. Trades Council, Denver

JUSTICE EDWARD C. DAY, JR.

Colorado Supreme Court

REV. HARLEY SCHMITT, I.C.D.

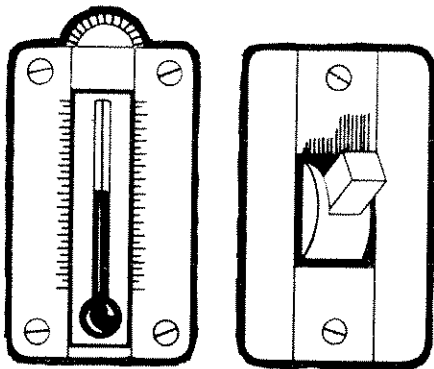
All Saints Catholic Church, Denver

REV. BINFORD GILBERT

Pastor, Grace Methodist Church, Denver

HARVEY L. WOOLVERTON, S.T.B.

St. Mark's Episcopal Church, Denver



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Boulder



BOULDER, COLORADO

By **CLAYTON MEYRING**
Chief Building Inspector

HOUSING TRENDS IN THE CITY OF BOULDER SINCE WORLD WAR II

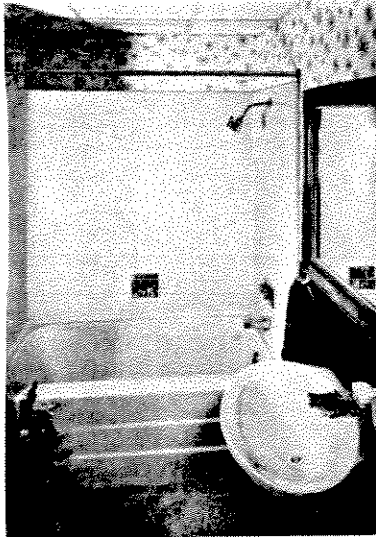
The nineteen years which have passed since the end of World War II have been marked by noticeable changes in residential building activity in Boulder. These changes have been due to a number of factors, among them the growth of Boulder's permanent residential population and the increased enrollment at the University of Colorado, the increase in the family income of Boulder's citizens, the mobility and high educational level of these citizens, and the influx of new scientifically-oriented agencies and industries.

The first six post-war years saw a small growth in the City's population, most of it due to increased post-war enrollment at the University. During this period, a little over 1,000 new living units were built — 81% of them single-family houses. Most of these homes were built on land which had been subdivided at the turn of the century. Few, if any, of these homes were built on a speculative basis, and a large proportion were single-story, two-bedroom, basementless houses on small lots. Multi-family construction was limited to buildings averaging around seven or eight units.

The year 1952 marked a turning point in building activity. With the opening of the Denver-Boulder Turnpike and the completion of facilities of the National Bureau of Standards came a period of vast increase in the City's population, and an increased demand for housing. During the years 1952-1957, the incorporated area of the City expanded by nearly 63%. More than three-fourths of the land annexed during these six years was eventually subdivided for single-family homes. This period was marked by the advent of speculative construction, and many of the residential subdivisions consisted of the "ticky-tacky little boxes." Most of the builders in the speculative market confined themselves to one or two standard plans, with changes only in roof and brick colors. This period also saw a great increase in masonry construction, in contrast to the post-war period's use of wood frame and asbestos siding materials. During this period, about 2760 living units were built — 82% of them single-family houses. The three- or four-bedroom house emerged as the most popular type; many of these had full basements, and family rooms, built-in kitchen appliances, and second baths came into prominence.

In 1956, multi-family construction began to increase. In this and

(Continued on Page 22)



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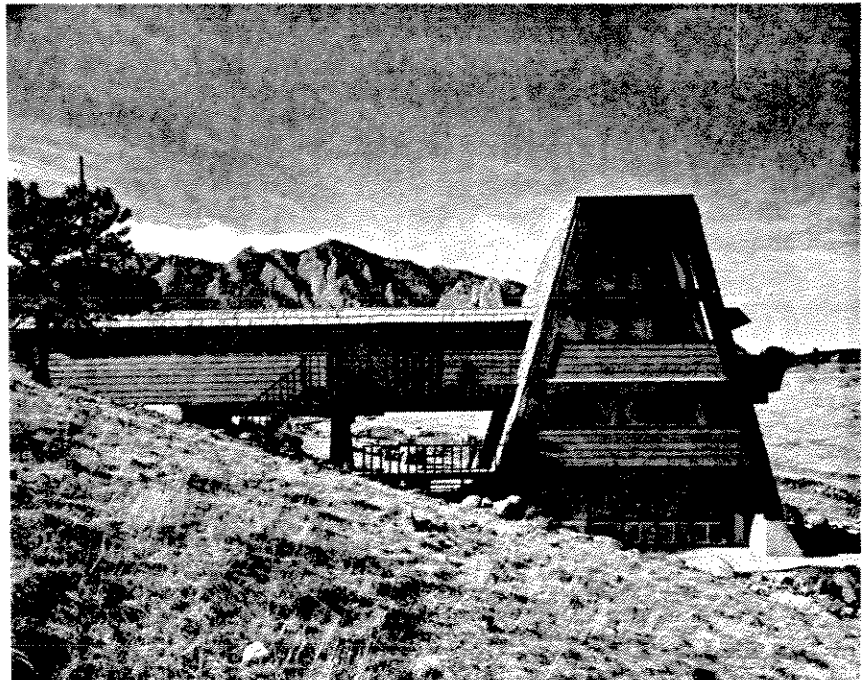
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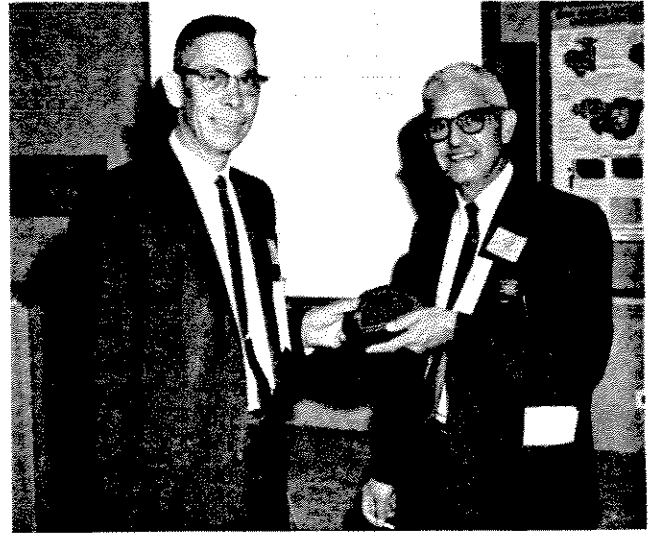
Boulder, Colorado

(Continued from Page 20)

the following year, 230 apartment units were built — 33% more than had been built in the years 1950 through 1955. This growth in multi-family construction activity reflected in the demand created by the continuing growth of the University and the appearance of new research and development industry in the area. The number of units per building increased at this time, as larger lots became available for multi-family use, and the size and quality of these units increased.

The years since 1957 have been marked particularly by expansion of multi-family construction. In this period, 77% of all multi-family units built since 1945 were constructed. In fact, 1963 saw the construction of more multi-family units than single-family houses. During the years 1958-1964, only 64% of residential construction was in the single-family field.

The much-maligned "tract house" began to disappear in the new construction around 1960. Speculative builders offered more custom features, and variety in the style. Some of the larger building contractors now offer as many as nine different standard plans; these are mixed throughout the subdivision, thus doing away with the monotony so much in evidence in the housing developments of the 50's. The present era of construction is also characterized by a large proportion of two-, three- and four-level homes, and a growth in the custom-building field.



J. Antonio presenting plaque to C. Meyring as outgoing Pres.
Annual Meeting—1964—Denver



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Jefferson County, Colorado

By Earl Sivers
Chief Building Inspector

Jefferson County has undergone a complete "face-lifting" along the main thoroughfare in the East end of the County. Many of the old unsightly and badly built buildings have been replaced with modern Type III buildings. New, and in some cases, enlarged facilities have taken over this portion of the County making it a more attractive place for everyone. New car agencies complete with automotive repair and painting facilities have added to the "new-look" of the area. Other parts of the County are not without signs of continued growth. Three completely new shopping areas have been built, which include many major retail outlets.

Villa Italia, designed in an Italian motif, will include such major retailers as Montgomery Wards, Woolworths, Joslin's and a major restaurant and can boast of a theatre within the complex. This center is completely sprinklered and has 544,000 square feet under one roof.

The Evergreen area of the County is also on the move as far as growth is concerned. New shopping centers, homes, subdivisions, schools and churches are being built in all areas.

The coming year also looks very much like another banner year as there seems to be no end to possibilities throughout the entire County. One theatre has been completed and two more are contemplated with one well past the planning stage.

The Building Department must necessarily keep abreast of new methods, and materials and maintain a progressive attitude in order to keep pace with the building program. Some facets of the Building Department will necessarily have to be re-evaluated as high-rise buildings make their appearance in the County.

The Jefferson County Bldg. department is equal to the challenge and is looking forward to greater heights of achievement.

1964		
	NUMBER	VALUATION
SCHOOLS	23.....	\$ 2,260,416
CHURCHES	23.....	1,157,177
HOMES	1398.....	18,637,766
COMMERCIAL	223.....	2,938,842
APARTMENTS	50.....	1,170,678
TOTAL		\$26,164,879



ICBO Business Meeting—1964—Glacier National Park, Montana
Left to Right: Clay Meyring, Dan Larimer, Joe Antonio "Studying Code Changes."

Arapahoe County

By James Norton
Chief Building Inspector

LITTLETON, COLORADO

The year 1964 has been a rather interesting year when comparisons are made of building permits issued for single family dwelling units.

In checking records of 1964 against 1963 in regards to number of permits and valuation versus annexations, we are still moving forward.

In 1963, 1,012 single family dwelling permits were issued with a total valuation of \$19,191,300. The average market day value of a single family dwelling unit average \$18,000. In 1964, only 560 dwelling permits were issued with a total valuation of \$11,760,600. The market day value of the single family dwelling units average \$21,000.

During the year of 1964, there were sixteen (16) annexations of the unincorporated area of Arapahoe County, ten (10 of which were annexed to Denver. During 1963, seven (7) annexations were made of the unincorporated area, all of which were annexed to Denver.

Even though there were many annexations and the number of permits issued in 1964 was about one-half the number issued in 1963, the market day value of individual dwellings increased about \$3,000 each.

Our trend thus has remained as the leading county of the metro area for custom styled dwellings.

The Uniform Building Code and Appendix, 1964 Edition, Volume I and Uniform Building Code Standards, 1964 Edition, Volume III was adopted as the Arapahoe County Building Code. This Edition will be in effect until the 1967 Edition is published and adopted.



John Stone, Chapter Treasurer, being sworn in by Colorado Supreme Court Justice Day, Jr. Annual Meeting—1964—Denver

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Thornton, Colorado

By David J. Bretzke
Assistant City Manager

The City of Thornton issued eight building permits for single family residences during the year 1964, as compared with a total of nine in 1963. The year 1962 had forty and 1961 had sixty-four single family dwellings built. Total valuation of new residential dwelling starts during 1964 amounted to \$97,000.00.

The City issued one commercial building permit for a King Soopers valued at \$350,000.00. There was a school addition valued at \$85,000.00. There were six additional non-residential permits issued valued at \$19,000.00. The total construction for the year 1964 in non-residential amounted to \$518,000.00.

There were 225 permits issued for Miscellaneous Residential permits during 1964 amounting to \$140,019.00.

The City of Thornton was approximately \$275,000.00 ahead in total construction valuation during 1964 as compared with the year 1963.

The total valuation of all permits issued during the year 1964 amounted to approximately \$710,000.00.

It is anticipated that there will be approximately 100 additional homes added to the City of Thornton during the year 1965. This can be attributed to the recent annexations that have occurred during the past year.



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Portion of Group ICBO, Glacier National Park Business Meeting—1964.
(Note Rocky Mountain Chapter Members)



CHAPTER 33 PANEL

Left to Right: B. Anderson, J. Stone, J. Antonio, L. Adam.
1964 Seminar—Denver



After swearing in, President L. Jay and Colorado Supreme Court Justice Edward C. Day, Jr. 1964 Annual Meeting, Denver.



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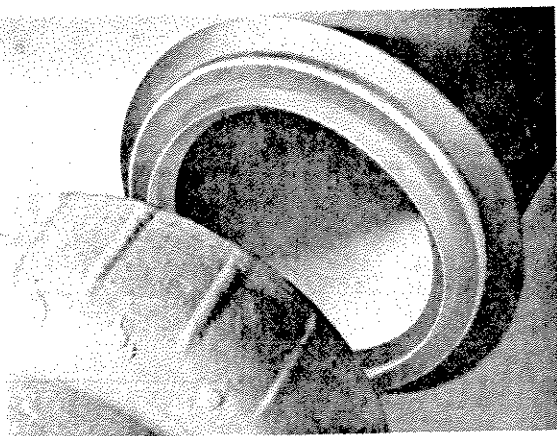
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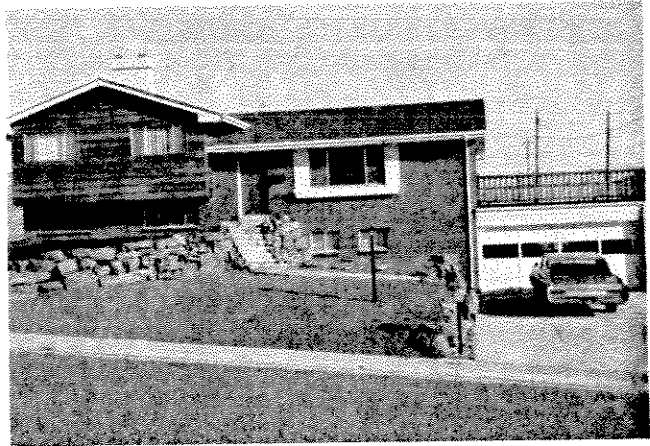
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WESTMINSTER BUILDS!

By Evert Drumright
Chief Building Inspector



TYPICAL HOMES IN WESTMINSTER

Following a two year period in which single family home construction has declined, 1964 has presented itself as a year of revival. As of this writing, 146 single family permits have been issued with a minimum of 160 expected at the close of business on December 31st. The principal reason for the substantial increase in construction during 1964 is attributed to the reactivation of building in two large platted subdivisions.

The estimated year end valuation added as a result of total building in 1964 will exceed \$3,-000,000, with single family construction accounting for approximately \$1,800,000. Construction inspections have increased proportionately from 2,770 in 1963 to an estimated 3,000 in 1964.

The photograph attached to this article represent the fashionable homes being built in Westminster's Observatory Heights Subdivision. This area includes a number of selected sites high on Gregory Hill overlooking Westminster, and to the west, the front range of the mountains extending from Pikes Peak north.

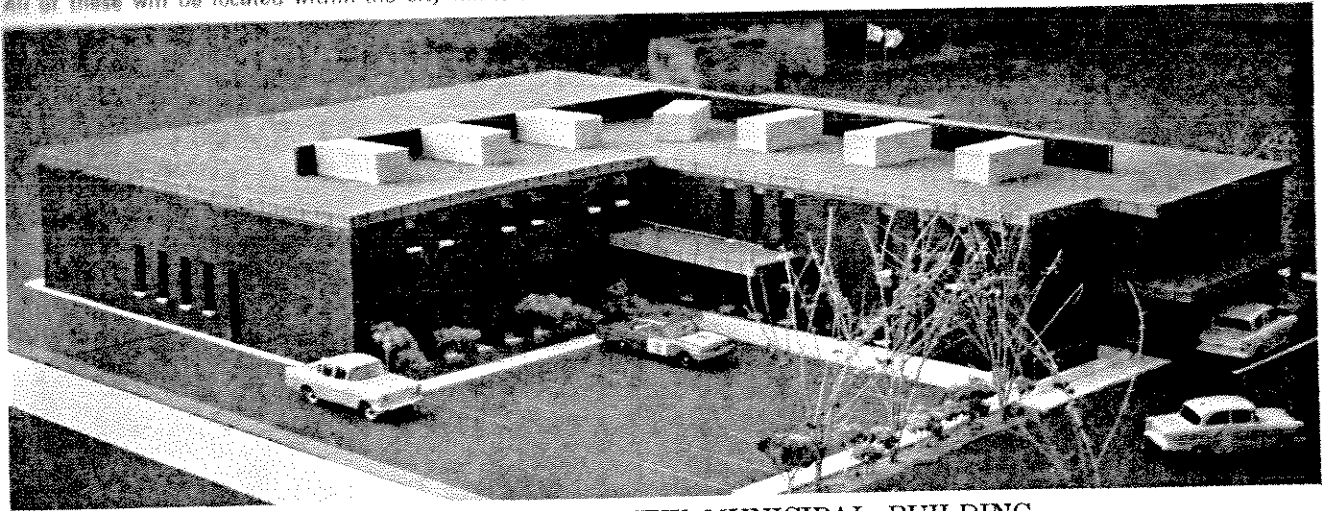
1965 holds the promise of a continuation of the 1964 trend with the expectation of greater activity in the area of single and multiple family construction. Westminster is in the process of completing a \$6,000,000 water development program, involving raw water reservoir storage capacity, treated water facilities and distribution system improvements for a fifteen to twenty year period or a population in excess of 50,000.

We, in Westminster, look to the future with optimism for the Denver Metropolitan Area.

Loveland, Colorado (Sweetheart City)

By Walter C. Kane, Loveland City Manager
William F. Conlon, Chief Building Inspector

The City of Loveland enjoyed an excellent year in the development of new homes for the year 1964. Total dwelling permits issued amounted to 209 for a valuation of \$2,292,500.00. Projected homes for 1965 will amount to somewhere near 225. All of these will be located within the city limits of Loveland.



CITY OF LOVELAND NEW MUNICIPAL BUILDING

The City of Loveland is presently in the final stages of planning for a new municipal building which will house most city offices. The City Council received the final plans for the building in December from Architect William E. Robb of Fort Collins.

This project has been almost a year in the planning stage. A bond issue of \$160,000 was approved by the voters in November of 1963 for the construction of a new Police and fire station. However, after a complete analysis of existing facilities for other city personnel, the City Council decided to change the concept of the building to include all municipal offices rather than just the police and fire departments. The funds for the additional office space required would be provided from the operating budgets of the Water, Electric and General funds.

With this new concept in mind, a site 200 feet by 140 feet was purchased close to the downtown area of the city. This site is considered adequate to house the 25,000-square-foot two-story building, and provides for a limited amount of off-street parking. It is located on a corner lot which provides access to through streets for the response of fire apparatus.

The plans call for a full basement which will be used primarily for storage. It will also have space for the parking meter repair shop and an employee coffee lounge.

The first floor of the building will contain the fire apparatus room which will have three front doors and two side doors for equipment. The apparatus room includes a large workshop area for repair work and a sump pit to be used for exercising fire engine pumps during the winter months. Also included in the Fire Department wing are offices for the dispatcher and chief and a meeting and recreation room for the members of the volunteer department.

The Police Department is also on the first floor and their wing includes a dispatch station,

offices for the police chief, sergeants and interrogation rooms. The jail is located at the rear of the police area and it includes facilities for handling juveniles, women and men prisoners.

The entire Finance Department, including the City Clerk operation, will be located on the first room for billing and posting machines. Special

(Continued on Page 36)

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HOUSING - DENVER

By John E. O'Fallon, P.E., Director
Denver Building Department

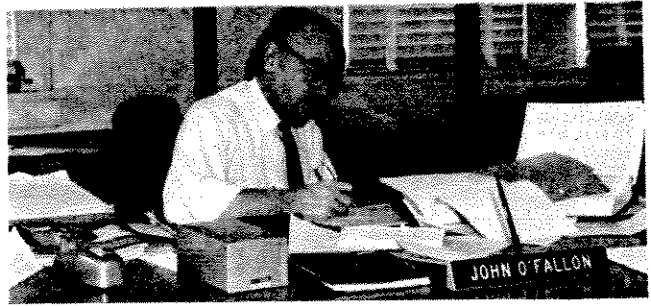
Longtime residents of Leadville still claim that Leadville money built Denver. Leadville, until World War II began, was probably the most segregated community in America. You could tell the national origin, the religion, and in most cases even the occupation of a home owner by his address. A Swede wouldn't be caught dead living in the Shanty Irish area of East 5th Street and the Irish wouldn't think of living on West 7th Street. The Austrians, Irish, Swedes, Finns, Polacks, Italians and Mexicans segregated themselves in separate communities, preserved their customs, cultures and accents or language intact for at least a generation and a half. But, there was one thing they shared in common: home architecture. All but the very wealthy built the same type of house and "Early Leadville" architecture, thank God, never followed Leadville money into the design of Denver homes. Only a small percentage of Denver's homes resemble the residences in which my relatives were born and raised.

Denver, by contrast, until the advent of World War II was known as a city of beautiful homes. The general caliber of homes was excellent, the physical environment outstanding and the zoning integrity maintained up to this time. Denver still has many beautiful residential districts; but like most other established cities we relaxed our zoning regulations and Building Code requirements due to the pressures of war-time conditions. In addition, the flight to the suburbs from the core city resulted in accelerated deterioration in what were once some of the finest older residential neighborhoods in Denver.

We have three problems in Denver Housing and all are intimately and inseparably linked to the enforcement of the Building Code and other ordinances. Our first problem is to demolish the hopeless substandard dwelling through urban or private renewal. Our second is to conserve and upgrade the marginal property so it does not, in a short period of time, deteriorate to the point where demolition is the only answer. Our third is to pre-



Early Western Architecture of the 1900 Era — Denver



John E. O'Fallon, P.E. — Director, Denver Building Department

vent, where possible, the design and construction of the slum dwellings of tomorrow.

In 1964 we issued 410 permits for the demolition of one-family residences and 115 permits for moving an equal number of units. Most of these homes were "unsafe buildings" removed as a result of orders from the Building Department. About a third of this total were forced demolitions through a court order. Urban Renewal contracted for the demolition of an additional 68 units. An estimated 15,000 residential units in Denver are beyond rehabilitation. At the present rate of demolition it will take us 25 years to eradicate our worst slums provided the list is not swelled by the addition of marginal structures from the second category. Urban Renewal lists another 15,000 structures which have to be upgraded soon before progressive deterioration puts them in the bulldozer category.

The recently activated Community Renewal Program is our answer to the first two problems. We have to accelerate the demolition of unsafe, dilapidated and abandoned dwellings; but more important we have to conserve and extend the useful, habitable life expectancy of the marginal dwelling. Thirty thousand dwellings in question probably house one fifth to one fourth of our total population.

Responsibility for the solution of our third problem rests primarily with the Zoning and Building Departments. The unscrupulous architect and the fast buck artist who design and build for a quick turnover are legally building tomorrow's slums. These men systematically violate the minimum standards set in the Zoning ordinance and Building Code; then the owner sustains a successful appeal based on sympathy for an innocent party and we have another structure with built-in obsolescence the day it is occupied. We can eliminate all this by careful plan examination, rigid inspection and prompt notice to the architect, builder and owner that corrections must be made before a certificate of occupancy will be issued. There are very few, if any, innocent parties involved in any of these transactions.

In 1964 Denver issued permits for 2753 dwelling units with an approximate valuation of \$44,000,000. Almost \$6,000,000 was spent in home remodeling. The average single family residence cost \$25,000. These facts coupled with our present population growth of only 1% a year indicate that Denver in the future is destined to remain a city of fine homes; but until we eliminate the stigma of the fourth of our population that is ill housed we have little to boast about.

(Continued from Page 34)

floor. This area has been provided with a machine acoustics are included in the room to contain the noise involved in the operation. The Finance Department will also have a drive-up window for the greater ease of residents in paying utility bills.

The second floor of the building includes the dormitory and living area for on-duty firemen. This floor also contains a conference room for small meetings, and offices for the City Manager, Director of Public Works, and the members of his department. This includes a drafting room and offices for the engineering field crew, the Building Inspector, Electric, Water and Street Superintendents. A combination of office and laboratory for the Health Department is located on this floor and include facilities for the testing of water and sewage samples.

The Council Chambers is also located on the second floor and is capable of seating fifty people. This room will also serve as the Municipal Courtroom and has an office for the Judge which opens on to the room.

Bids are expected to be called for in January 1965, and it is estimated that construction will take about nine months. The idea of this new building has been well received by the residents of Loveland. Mayor Patterson summed up the sentiment of the community and the City Council when he stated: "Our new municipal building is a facility which is long overdue. I feel that when it is completed it will be symbolic of the progressive nature of our City."

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GENE BECK
Manager

Rocky Mountain Chapter of the International Conference of Building Officials at the Annual Business Meeting Held Sept. 7 through 11, 1964, at Glacier Park, Montana. All attending members are not shown.



Shown left to right: Front row: Mrs. Palmer, Mrs. Pock, Mrs. Dixon, Mrs. Sivers, Mrs. Vann, Mrs. Antonio, Mrs. Wallace.
 Second Row: Pete Tyree, Colorado Springs; Bruce Awenius, Colorado Department of Public Health; Harold Dixon, Pueblo; Pat Palmer, Boulder County; Tom Briggs, Aurora; Joe Antonio, Denver; Don Swingley, Great Falls, Montana; Clayton Meyring, Boulder; Beryl Wallace, Englewood.
 Third Row: Dan Larimer, Jefferson County; Newell Pock, Casper, Wyoming; Earl Sivers, Jefferson County; John Stone, Denver; Tom Norton, Arapahoe County.



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Greeley, Colorado

By James Robenstein
Chief Building Inspector

Approximately 190 new homes were built during the year of 1964 to keep pace with the growing population of Greeley. The total valuation on these homes was in excess of \$2,600,000. While the construction on single family homes was down from the record rate of the past few years multiple family dwelling construction had its best year.

Most of the new homes were in the established subdivisions on the southwest border of the city. Several new subdivisions were opened during the year in the same general area. Increased development should be noted in these during 1965.

The valuation for the individual homes averaged between \$13,000 and \$14,000. A buyer's market has existed for most of the year. A number of attractive extras and more lenient financing have been offered in an effort to induce the prospective buyers.

A number of multiple family living units and several large apartments were built during the year. There have been a number of proposals regarding high rise apartments during the year but to date Greeley has yet to see a start on this type of structure.

A study was made of the zoning and subdivision regulations to determine how they will affect cluster development and townhouse construction. While the interest to date in this type of building has been limited it is felt that Greeley should be

ready for future expansions. It is generally determined that variation from the existing rules and ordinances would be required to permit this form of development.

An influx of new industrial and commercial concerns along with the enlargement of several of the existing should create a demand for new homes in the future. Commercial and industrial construction during the year was relatively the same as for previous years.

Several new commercial buildings were added, both in the downtown and fringe shopping areas. This with the renovation of existing building continues to make Greeley one of the leading retail centers in the Rocky Mountain Empire.



Left to Right: J. Evans—Harry Bottom—Paul Hawkins.
Annual Banquet—1964—Denver

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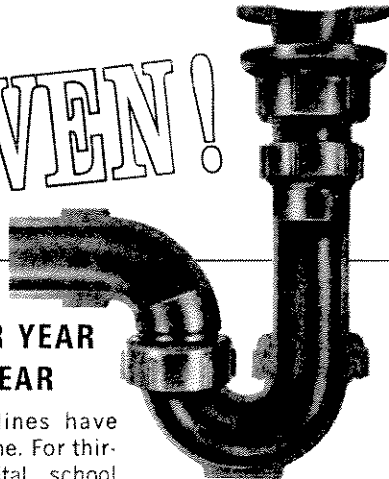
A Friend



Left to Right: Capt. C. Brockway, Lakewood Fire Prevention Bureau; Chief E. Schmitt, Lakewood Fire Dept.; Jerry Aldrich, Chief Bldg. Insp., Fort Morgan.

Annual Seminar—1964—Denver

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L. Jay presenting Justice Edward C. Day, Jr., with Easter Egg, 1964 Seminar Luncheon. Justice Day was Luncheon Speaker representing Governor Love.

CITY OF AURORA

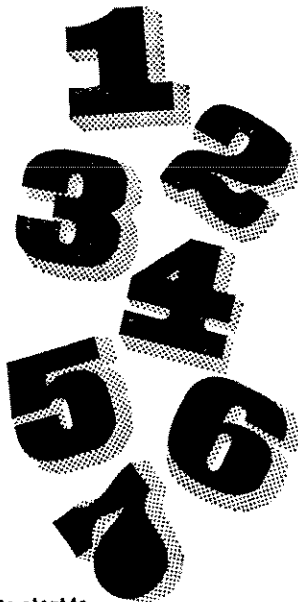
GATEWAY TO THE ROCKIES

Construction activity in Aurora in 1964 totaled in excess of \$15 million, an increase of more than 17% total. Residential construction played the major role of the construction activity with a total of \$9.8 million. A good portion of the demand for new housing was developed because of the construction of a new Western Electric engineering plant in the city with 900 employees.

The Aurora market indicated an increase in high and low cost housing with houses in the \$17,000 to \$21,000 range, declining in sales volume from the 1963 level.

More than 1200 contractors of journeymen were licensed in 1964 to do business in Aurora, a record over previous years. The competition, particularly in residential construction increased in intensity with several contractors having business troubles.

In 1963 an Aurora Housing Code Committee was formed to write a Health and Housing Code. After many hours of discussing, writing and re-writing, the committee completed a code and recommended it to City Council for adoption. The committee further recommended that the general public be informed of the code's contents and asked for comments. The Code is designed to hold the high standard of existing housing at its present level.



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Laramie, Wyoming
(Gem City of the West)

By Paul T. Guthmann
Chief Building Inspector

The bustling City of Laramie recorded a total of 76 new dwellings with a valuation of \$868,700.00 for the year 1964. This figure does not include the various Mechanical Permits that are required, which should push the original figure up to \$1 million.

As you probably know, the University of Wyoming is located in our city. This great institution is developing very rapidly with new buildings and facilities.

When you are out-west, stop in and see us in Laramie.



Colorado Supreme Court Justice Day swearing in Dan Larimer, Secretary, 1964 Annual Meeting—Denver

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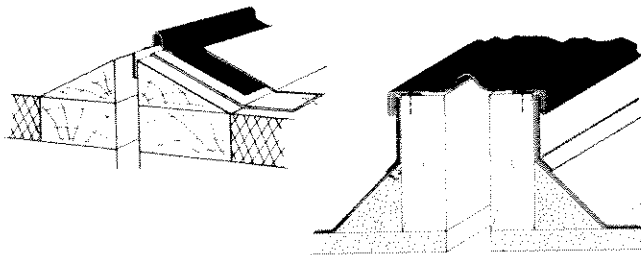


Annual (1964) ICBO Business Meeting, (Social Hour) Glacier National Park. A portion of the Rocky Mountain Chapter is shown—

Left to Right: Bill Coffee, Greeley; Rose Antonio, Denver; Joe Antonio, Denver; Art Palmer, Boulder County; Peggy Briggs, Aurora; Dan Larimer, Jefferson County; Tom Briggs, Aurora; Bruce Awenius, Colo. Health Dept.; Jim Robanstein, Greeley.

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Rocky Mountain Chapter Mock Court Trial

As a part of the regular meeting of the July 1964 meeting of the Chapter, a Mock Court trial was held at the Belleview Bowl in Littleton with James Norton, CBI, Arapahoe County, as host. The trial was based on violations of the Building Code.

The Honorable District Court Judge George Priest of Jefferson County presided. He was ably assisted by Attorney Vic DeMouth, also from Jefferson County. For the defense was Robert Kelly, Assistant Attorney for the City of Denver. For the prosecution was Richard Plock, also from the Denver City Attorney's Office.

The action was taken by the Building Department against the owner of a Group B Occupancy Building. Mr. Clayton Meyring represented the Chairman of the Board of Trustees for this building.

Some humor was injected into the trial when Bill Arthur, representing the Chairman of the Board of Appeals stated that he was slightly related to Mr. Meyring. It turned out that Mr. Meyring was his uncle. The court then asked if this influenced his decision when Mr. Meyring had appealed to the Board. Bill stated that "It definitely did not."

Gene Evers represented the Building Inspector. He gave all the particulars pertaining to the various Code violations.

Charlie Carter represented the Chief Building Inspector and he also gave details on the violations.

Elmer Malm represented the Plans Checking Division, pointing out that a correction sheet had been sent to the architect indicating the violations in the planning stage.

Capt. Carson Brockway of the Fire Department Prevention Bureau also testified as to his findings, by inspection of the premises.

The Court then recessed and returned with its findings. The Court ruled that the owner was in violation. He then gave his reasons and the Court then adjourned.

A question and answer period then ensued with the Court and all concerned. This continued for about 2 hours.

The Mock Court was deemed to have been a genuine success. A short story appeared in the Building Standards Monthly. According to Dan Larimer, Secretary of the Chapter, inquiries were received from different portions of the United States.

Those participating were as follows:

District Judge George Priest, Jefferson County

Mr. Robert Kelly, Office of the Denver City Attorney

Mr. Richard Plock, Office of the Denver City Attorney

Mr. Vic DeMouth, Practicing Attorney
Jefferson County

Mr. Elmer Malm, Plans Checking Engineer,
Denver Building Dept.

Gene Evers, Chief Bldg. Inspector, Arvada

Charles Carter, Asst. Chief Bldg. Inspector, Boulder

Wm. Arthur, Chief Mechanical Inspector,
Denver Building Dept.

Capt. Carson Brockway, Fire Prevention Bureau,
Lakewood Fire Dept.

Clayton Meyring, Chief Bldg. Inspector, Boulder

Mr. Dan Larimer, Plans Checker for the Jefferson County Building Department put many hours into preparation of this trial and a real vote of thanks is extended to him from the Chapter.

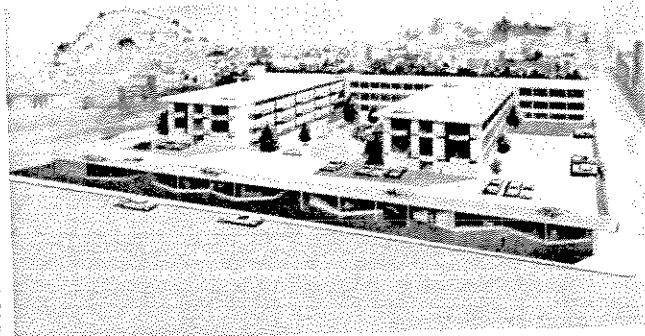
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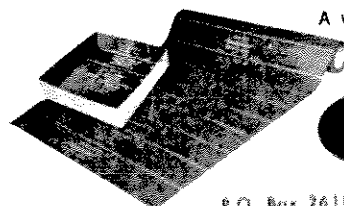
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The Industrial Commission of Colorado is made up of three members. These members are appointed by the Governor for six-year terms. Unanimous approval by the State Senate is required before appointment becomes final.

Each member of the Commission represents a segment of the population of Colorado. Commissioner Johnson represents industry, Commissioner Mangin, labor. Chairman Shaffer is the citizen member. Actually this is for oranzational purposes as all commissioners participate in policy making and rendering decisions as necessary.



Richard A. Moss
Secretary



James A. Underwood
Director, Safety & Boiler Insp.

The Secretary is the right hand of the Commission. His duties are many: he acts as personnel officer, budget officer, assignment of referees and many other duties as implied by the name secretary.

The present commission looking to the future realized that combining of inspection departments was an absolute must. The first phase of this program has now been realized by the marriage of the Safety Inspection and the Boiler Inspection Departments. The commissioners selected a man that has had many years of top administrative experience as well as being recognized as an authority on safety in all its varieties. His name is Jim Underwood.

The combined departments are staffed with four boiler inspectors, four safety inspectors and two principal inspectors.

"Casper, The Oil Capitol of Wyoming"

By Newell Pock
Chief Building Inspector

DWELLING IN CASPER:

According to the dictionary, dwelling means abode, place of residence or habitation. Casper has all of these depending on what you may be looking for. The city is 75 years old and some of the original log houses are still being used as resi-



MODERN DWELLING—CASPER, WYOMING

dences. Since they are in the older section of town they pose a problem to fire hazards.

Unusual residence construction in Casper includes Circular dwellings, square fort type block dwellings and open center mall, with the center being open to the sky for flower gardens and lawn. The trend in home construction is to utilize hill-side lots left over in some districts with walk-out second floor, or bi-level construction.

In the past 20 years 6804 homes have been constructed, from a low of 54 in 1945 to a high of 908 in 1954. The number of new constructions was down to 149 for 1964.

Building permits in 1964 totaled 601 for an estimated cost of \$5,864,479.00. New homes were down to a total of 149 for an estimated cost of \$2,348,306.00. Average cost per residence has doubled in the last 10 years, 1954 average was \$7,520.00 and 1964 average was \$15,760.00 per residence. The construction of residences has reached a leveling off stage with the prospects for 1965 equaling or surpassing the construction of 1964.

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CASPER, WYOMING

1965



ENGLEWOOD, COLORADO GETS A NEW CITY HALL

The former C. A. Norgren Company offices and manufacturing plant at 3400 South Elati Street has been leased (with an option to purchase) by the City of Englewood for its new City Hall. The lease, which was approved by the voters by a margin of approximately two to one last November, provides for a portion of the lease payments to apply against the future purchase of the property.

The new city hall will be within a few blocks of the present downtown and adjacent to a major shopping complex proposed for the community. Based upon anticipated annual sales of approximately \$50,000,000 at the new shopping complex, called New Englewood, it is anticipated that the City's one per cent local sales tax will provide

(Continued on Page 62)

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(Continued from Page 60)

revenues of approximately \$500,000 per year which will permit outright purchase of the property within five years.

The architectural firm of Anderson, Barker and Rinker are completing the plans and specifications for the remodeling of the structure, and it is hoped that bids for this work may be received in late April of 1965. The total estimated remodeling cost is approximately \$180,000, with several alternates which could add an additional \$25,000 to the cost. With the move of the city offices and library to the new building, it will be the first time in many years that all of the City's offices have been under one roof. In recent years, the present City Hall has been so overcrowded that the Building Department, the Planning and Traffic Department, and the Parks and Recreation Department have been in a former elementary school building which has been leased by the City as a City Hall Annex.

The new building will provide at least twice the present area for City offices, as well as providing more efficient location and relationship of those offices.

The library area will be approximately four times the present library area. It will be distinctively and separately oriented to the north and will operate independently of the other City Hall of-

fices, although it will be conveniently located in the same building for necessary administrative communications. A large auditorium and meeting room will provide for the seating of approximately 200 people and will have a separate entrance from the rest of the building.

Beyond the first phase of improvements, it is hoped that the Police Department will be moved to the new City Hall within the next several years. This would permit the Fire Department to use the existing area occupied by the Police Department for relieving the very crowded conditions of the main fire station. The relocation of the Police Department to the new City Hall would require no construction of additional floor area, but would require extensive remodeling of about 10,700 square feet within the present structure.

The building will also permit a future extension of the library by remodeling approximately 4,500 square feet of the present building. The possibility of leasing a section of the building to the Red Cross is currently being explored and the Civil Defense Communications Center will be installed in close proximity to the proposed future Police Department area.

In addition to all this, approximately 4,300 square feet of area is available in the center section of the structure for flexible future use by any of the adjacent departments.

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William Arthur, Denver

A great deal of work, time and energy was expended by both of the above committees in making the Seminar and Year Book a real success for the year 1965. The members of the Rocky Mountain Chapter of the International Conference of Building Officials, in Annual Meeting on this 26th day of March, 1965, extend a sincere THANKS for a job well done.

Signed: LOUIS J. JAY, President

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