

**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received APR 29 1985

date entered SE

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Colorado State Hospital Superintendent's Residence

and/or common CSH Conference Center and Museum

**2. Location**

street & number 13th Street & Francisco Street n/a not for publication

city, town Pueblo n/a vicinity of

state Colorado code 08 county Pueblo code 101

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<u>n/a</u> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<u>n/a</u> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name State of Colorado, Department of Institutions

street & number 3550 West Oxford Avenue

city, town Denver n/a vicinity of state Colorado

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Located on State property;no legal description available.

street & number See attached map of Colorado State Hospital grounds.

city, town \_\_\_\_\_ state \_\_\_\_\_

**6. Representation in Existing Surveys**

title Colorado Inventory of Historic Sites has this property been determined eligible?  yes  no

date Ongoing  federal  state  county  local

depository for survey records Colorado Historical Society - OAHP

city, town Denver state Colorado

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Colorado State Hospital Superintendent's Residence is a two-story house built in the Mediterranean style. The prominent features associated with this design and incorporated into the building include a red tile roof, white stucco wall finish, wrought iron window grates and parapet railings, cast concrete twisted colonettes flanking the arched entryway and fluted pilasters framing the window openings. The only feature which does not appear consistent with the primary style is the art deco cast concrete cap over the arched entrance.

The house is laid out in a square plan with the rear (northeast) portion elevated to a second story. The residence is constructed of building tile covered with stucco. The second story hipped roof and the awning over the front windows are covered with red roof tiles. The remainder of the roof is flat and surrounded by a parapet. Originally, two open porches flanked the main entryway, now enclosed with glass brick and aluminum-framed picture windows.

The majority of the other windows in the building are wood, double hung. A majority of the first floor windows are double hung, three-over-two; and the second story windows are one-over-one. There is a row of arched windows with radiating mullions on the southeast side of the first floor which encloses what was originally an open porch at the rear entrance. Some small lead glass windows are found in the area of the staircase on the southwest side of the building. All the windows were originally covered with grates, which over time, have been removed. The only two remaining have been converted into iron gates which are located at the southwest corner of the house. The present window grates are of a more modern design.

The interior of the building remains essentially unaltered except for the enclosing of the porches and some modernization, such as in the kitchen (date of alterations unknown). The most architecturally significant areas are the living room with its cast plaster ceiling and cast concrete fireplace, and the study with its parquet floor. All the walnut wood molding in the house was from lumber salvaged from the "Gray Building"--the original State Hospital Building--when it was demolished.

A stone fireplace in the basement and outside wall was fashioned by Pueblo bricklayer, Walter Carlson. The plasterwork was done by Benjamin Underhill.<sup>1</sup>

Outbuildings on the nominated property include a garage with an attached playhouse located to the rear of the house. It dates to the early 1930s, has a white stucco finish matching that of the main house and curvilinear gables. A stuccoed wall with coping encloses a garden on the west side of the house and is original to the house. Within the garden space and behind the house are the following elements: stone wall with arched entrance, and a stone firepit. All the stone structures date to the 1930s. The contributing elements, therefore, include 1 building (garage/playhouse); 3 structures (stone wall, stucco wall, stone firepit).

<sup>1</sup>The molds for the outside columns of the front entrance are still stored in the CSH maintenance shop.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1933–34 **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The Superintendent's Residence of the Colorado State Hospital in Pueblo is the most important surviving historic building on the campus of this significant institution. The hospital has had a major impact on the community of Pueblo and the state of Colorado as the only institution for treatment of the mentally ill from 1879 until 1961 (when Fort Logan Mental Health Center was built). The house has additional historical interest as the home of Dr. Frank Zimmerman, who was instrumental in gaining nation-wide recognition for the Colorado State Hospital as a leader in the care and treatment of the mentally ill. It is architecturally noteworthy in illustrating the Mediterranean style. The long, horizontal lines of the design, use of red clay tile, low-pitch roof, stucco wall finish, and the detailing around the entranceway combine to identify the house as an excellent example of its style.

For twenty-seven years, from 1934 to 1961, Dr. Zimmerman lived in the house on hospital grounds. As superintendent (1928 to 1961), he continually fought for better facilities for the mentally ill and for upgraded salaries of the staff who treated them. He was an acknowledged humanitarian who was ever aware of the stigma of shame attached to mental illness and tried to correct this image by insisting on proper housing and treatment. Most of the hospital's progress occurred during his administration, and he managed to expand and enhance the services of the institution even as its population increased dramatically.

Only one other superintendent occupied this house for any length of time--Dr. Charles E. Meredith, who was employed in December of 1963 and resigned in December of 1976.<sup>1</sup> The house has not been occupied since 1981 when a transition program for the elderly (stated in 1978) was transferred to the mental health centers. Refurbishing was begun in August 1984, and the residence now serves as a conference center and overnight facility for CSH and other mental health-related staff. It is presently being developed into a museum which will trace the history of the Colorado State Hospital.

# 9. Major Bibliographical References

See continuation sheet.

# 10. Geographical Data

Acreeage of nominated property .86

Quadrangle name Northwest Pueblo

Quadrangle scale 1:24000

### UTM References

A 

1	3	5	3	2	9	0	0	4	2	3	6	7	9	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

(See attached Colorado State Hospital Grounds map.) Beginning at the NE corner of the boundary at the intersection of West 15th St. and Francisco St.; then S along the E property

### List all states and counties for properties overlapping state or county boundaries

(continued)

state n/a code county code

state code county code

# 11. Form Prepared By

name/title (Mrs.) Nell Mitchell, Staff Assistant II Ed:GM

organization Colorado State Hospital date June 1, 1985

street & number 1600 W. 24th Street telephone (303) 546-4168

city or town Pueblo state Colorado 81003

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Barbara Sudler

title State Historic Preservation Officer date 8-13-85

### For NPS use only

I hereby certify that this property is included in the National Register

entered in the National Register

for Nelson Byers  
Keeper of the National Register

date 9/26/85

Attest:

date

Chief of Registration

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National Park Service**

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Continuation sheet

Bibliography

Item number 9

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Denver Post, "State Hospital Head Asks Funds for 'Realistic' Staff Pay Scale," January 20, 1956.

Hospital & Community Psychiatry, September, 1966, and October, 1968.

Hospital & Community Psychiatry, "Silver Award: Decentralizing for Better Business, Colorado State Hospital, Pueblo," November, 1966.

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Pueblo Star Journal, "Zimmerman Gets Awards for Humanitarian Service," March 20, 1953.

Pueblo Star Journal, "Dr. Zimmerman Agrees Colorado Needs Second Mental Hospital," September 3, 1958.

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Pueblo Star Journal, "Governor Okays New Facility for Colorado State Hospital," October 28, 1959.

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National Park Service**

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Colorado State Hospital Superintendent's Residence  
Continuation sheet Pueblo County, CO

Item number 10

Page 2

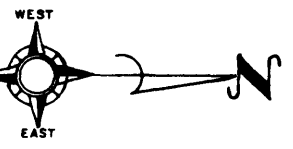
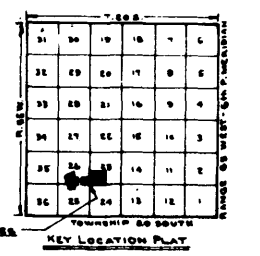
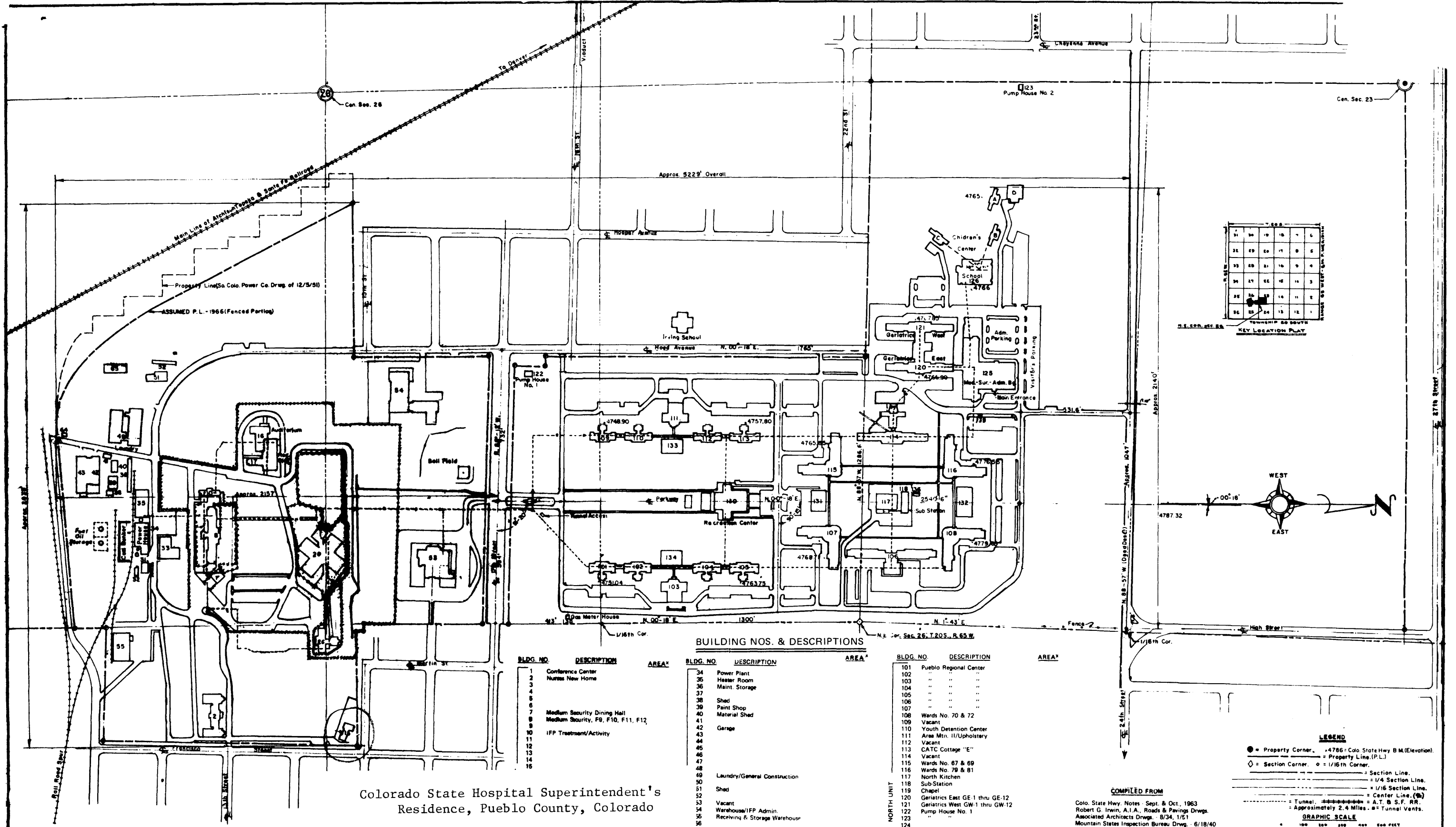
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VERBAL BOUNDARY DESCRIPTION

line 150'; thence W 250'; thence N 150' to the intersection with the N property line;  
thence E 250' to the point of beginning.



**BUILDING NOS. & DESCRIPTIONS**

BLDG. NO.	DESCRIPTION	AREA*	BLDG. NO.	DESCRIPTION	AREA*	BLDG. NO.	DESCRIPTION	AREA*
1	Conference Center		34	Power Plant		101	Pueblo Regional Center	
2	Nurses New Home		35	Heater Room		102	"	
3	"		36	Maint. Storage		103	"	
4	"		37	"		104	"	
5	"		38	Shed		105	"	
6	"		39	Paint Shop		106	"	
7	Medium Security Dining Hall		40	Material Shed		107	"	
8	Medium Security, F9, F10, F11, F12		41	"		108	Wards No. 70 & 72	
9	"		42	Garage		109	Vacant	
10	IFP Treatment/Activity		43	"		110	Youth Detention Center	
11	"		44	"		111	Area Mtn. II/Upholstery	
12	"		45	"		112	Vacant	
13	"		46	"		113	CATC Cottage "E"	
14	"		47	"		114	Vacant	
15	"		48	"		115	Wards No. 87 & 89	
16	"		49	Laundry/General Construction		116	Wards No. 79 & 81	
			50	Shed		117	North Kitchen	
			51	"		118	Sub Station	
			52	"		119	Chapel	
			53	Vacant		120	Geriatrics East GE-1 thru GE-12	
			54	Warehouse/IFP Admin.		121	Geriatrics West GW-1 thru GW-12	
			55	Receiving & Storage Warehouse		122	Pump House No. 1	
			56	"		123	"	
			57	"		124	"	
			58	"		125	Administration-Medical Surgical Bldg.	
			59	"		126	Children's Day Care Center School & Prof. Bldg.	
			60	"		127	Children's Cottage "B"	
			61	"		128	"	
			62	"		129	"	
			63	"		130	Recreation Bldg. - Swimming, Gymnasium, Bowling, Pool, Body Building, Library, Canteen	
			64	South Gate House		131	Patient's Facilities Building	
			65	Quonset Hut		132	Patient's Facilities Building	
						133	Patient's Facilities Building	
						134	Pueblo Regional Center	
						135	Gas Meter & Regulator Bldg.	
						136	Cooling Tower	
						138	Chemical Storage	

Colorado State Hospital Superintendent's Residence, Pueblo County, Colorado

Plot Plan of Colorado State Hospital Grounds by Carl Sheldon, August 1966  
Scale: 1"=200'

Description	SOUTH CAMPUS		NORTH CAMPUS	
	SQUARE FEET	ACRES	SQUARE FEET	ACRES
Grounds	3,802,850	89.4	9,179,475	210
Roads I	409,046	9.4	414,798	9
Parking X	181,025	3.4	308,175	7
Buildings	347,220	8.0	968,987	22
NET Grounds	2,985,388	68.8	7,499,518	172

\*Includes Drive-in & Unloading Areas.  
†Approx. 9.7 Miles

**SUMMARY**

- 67 Buildings
- 3 Tanks
- 70 Structures

**COMPILED FROM**

Colo. State Hwy. Notes - Sept. & Oct., 1963  
Robert G. Irwin, A.I.A., Roads & Pavings Drwgs.  
Associated Architects Drwgs. - 8/34, 1/E1  
Mountain States Inspection Bureau Drwg. - 6/18/40  
Old Unit Drawing of July, 1938  
Architect's Drawings of individual buildings.  
Official Pueblo City Map  
Actual Field Measurements by -  
E. Doyle, Wayne O. Walter, Carl F. Sheldon

**REVISIONS-ADDITIONS**

Date	Description
6/1/73	Add & Delete Bldgs.
11/25/75	Delete Bldgs. & Change Roadways
3/23/77	Add Chapel. Delete Bldg. Chg. Road
11/14/84	Add & Delete Bldgs.

**LEGEND**

- = Property Corner. +4786 = Colo. State Hwy B.M. (Elevation)
- = Section Corner. ○ = 1/16th Corner.
- = Section Line.
- - - - = 1/4 Section Line.
- - - - - = 1/16 Section Line.
- - - - - = Center Line (C.L.)
- - - - - = Tunnel.
- - - - - = A.T. & S.F. RR.
- - - - - = Approximately 2.4 Miles. = Tunnel Vents.

**NOTES**  
General Land Net derived from the Official Pueblo City Map.  
Distances between points.  
Ground Areas within fenced portions S & W of E. Sec. Lines of Secs. 23 & 26

**GRAPHIC SCALE**  
0 100 200 300 400 500 FEET

**PLAT PLAN**  
of  
**COLORADO STATE HOSPITAL GROUNDS**  
Pueblo, Colorado

SCALE 1"=200'  
Drawn By: Carl F. Sheldon - Aug. 1966  
Approved By: \_\_\_\_\_