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United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Helene Apartment Building

other names/site number Pearl Apartments; 5DV5249

### 2. Location

street & number 1062 Pearl Street [N/A] not for publication

city or town Denver [N/A] vicinity

state Colorado code CO county Denver code 031 zip code 80203

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally.  
(See continuation sheet for additional comments [ ].)

[Signature] State Historic Preservation Officer December 11, 1997  
Signature of certifying official/Title Date

State Historic Preservation Office, Colorado Historical Society  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  
(See continuation sheet for additional comments [ ].)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register  
See continuation sheet [ ].
- determined eligible for the National Register  
See continuation sheet [ ].
- determined not eligible for the National Register.
- removed from the National Register
- other, explain  
See continuation sheet [ ].

[Signature] Signature of the Keeper 3-12-98  
Edson H. Beall  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Helene Apartment  
**Name of Property**

Denver County, Colorado  
**County/State**

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not count previously listed resources.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

**Name of related multiple property listing.**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register.**

0

**6. Function or Use**

**Historic Function**

(Enter categories from instructions)

Domestic: multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

Domestic: multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Modern Movement: Moderne  
Art Deco  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation Concrete  
Brick  
walls Brick  
Stucco  
roof Asphalt  
other Terra cotta  
\_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

Helene Apartment  
**Name of Property**

Denver County, Colorado  
**County/State**

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographic References

### Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # \_\_\_\_\_
- recorded by Historic American Engineering Record
- # \_\_\_\_\_

### Areas of Significance

(Enter categories from instructions)

Architecture

### Periods of Significance

1931

### Significant Dates

1931

### Significant Person(s)

(Complete if Criterion B is marked above).

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Hansen, Samuel

Bettcher, George L.

### Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other

Name of repository:

Colorado Historical Society

Helene Apartment  
Name of Property

Denver County, Colorado  
County/State

## 10. Geographical Data

Acreage of Property less than 1 acre

### UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 501780 4397910  
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[ ] See continuation sheet

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Nancy L. Widmann / Consultant

organization N/A

date August 27, 1997

street & number 637 Franklin Street

telephone 303-322-6942

city or town Denver

state CO

zip code 80218

### Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

### Photographs

Representative **black and white photographs** of the property.

### Additional Items

(Check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Gene and Beverly Hansen

street & number 1370 West Third Avenue

telephone 303-466-3358

city or town Broomfield

state CO

zip code 80020

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Helene Apartment Building  
Denver County, Colorado

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**DESCRIPTION**

The 1904 Helene Apartment Building, located at 1062 Pearl Street, Denver, Colorado, is a two-story, brick and terra cotta, Moderne-style multiple dwelling with a rectangular plan and central front entry. The intricately patterned brick and terra cotta facade dates to 1931. It is divided into three bays. It incorporates Moderne elements of the Modern Movement expressed in five different colors and textures of brick. The Art Deco elements of the Modern Movement are expressed in terra cotta coping, sills, decorative diamond-shaped inlays, signage background panel, and an abstract of the Masonic symbol above the entry in the central bay, which also displays terra cotta voussoirs above second-story windows. The facade parapet conceals a flat roof. The interior follows a central hall plan with a total of seven apartments. Terrazzo flooring, walnut doors, mirrors framed in three foot terra cotta alcoves, and a wrought iron railing for the staircase are features of the interior common space. The apartment building is located in the densely built Capitol Hill neighborhood, the home of the State Capitol Building and the neighborhood that first served as home for upper class mansions and prestigious middle class dwellings. It has evolved, since 1900, into an area for both single and multiple dwellings. The apartment building fronts west onto Pearl Street, and is set on a small hill within neighboring small scale apartments and residences. Buildings are close together, with mature landscaping featuring evergreen shrubbery and graceful trees. A carport in the rear has alley access. The 1904 common brick walls are in excellent condition, and the 1931 facade retains its original integrity.

The 1904 two-story Helene Apartment Building was given a new facade in 1931. It displays five types of brick—different in both texture and color—that create a Moderne-style design with strong Art Deco-style accents. The modern elements are expressed in the horizontal emphasis found in the terra cotta banding and fenestration. The Art Deco-style accents are found in the vertical brick columns at the facade's center and corners and in the use of terra cotta, angular motifs, and signage design. Brick is the dominant construction material, while pale-hued terra cotta was used for diamond-shaped tiles, coping, voussoirs, window sills, and a background panel for the building's signage.

The facade's symmetry is defined by brick engaged columns anchoring the corners and flanking the slightly projecting entry pavilion. Three types of brick were used in the corner columns; all contrast with the facade's background brick. Light-colored bricks form the corner columns' outside bricks, with the narrow end of the bricks visible, one panel ending at the second floor level, the second reaching to just above the second floor. The effect is of small buttresses stepped back in low relief. The corner columns' second brick, in a contrasting reddish color, flank the third type of brick. The second type of brick has the long side, or stretcher, visible, in orderly fashion; the third and central brick ascends in common bond pattern. The two engaged columns that flank the entrance utilize only two types of brick, offering a look of greater central verticality.

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The central entrance has a double door, transom, and a panel carrying the building name, "Helene" and the address, "1062." The lettering and numbers are Art Deco in style. Above the panel, a terra cotta design, strongly resembling the Masonic emblem, is set into the brick. Two windows above this central design are topped with pale terra cotta voussoirs from which emanate a vertical brick panels, again formed with the use of contrasting brick. The windows between the corner columns and the entry columns display lintels formed by masonry soldier courses. Above and below these windows are terra cotta tiles set into the brick in horizontal rows. Terra cotta coping tops the columns and the top course of masonry that rises above the flat roof.

On 5 August 1931, contractor Sam Hansen took out a permit to "remove front and rear porches and grade down [and] clear yard to alley." On 20 August 1931, contractor Sam Hansen took out Permit #2969 to remodel and make alterations to the building. The permit further noted that "metal lath and cement plaster" be used "on corridor partitions and division partitions between apartments." Estimated costs were \$6,000. The rear porches were removed in 1931, but no permits were located to document the work done to remodel the rear of the building or add the carport, which appears to be more recent.

The north and south elevations are primarily the original 1904 walls built of common brick in common bond pattern. The only exceptions are the west ten feet of each wall which is part of the 1931 facade alteration and those wall portions continue the decorative brick used as the background brick in the facade. Twenty double-hung windows complete the fenestration of each elevation. There is evidence of some past minor mortar repairs, but the brickwork is in good condition, as are the window elements. Window casings and sashes are the original 1904 wood, and the sills are the original sandstone.

The rear elevation is also common brick in common bond, but appears to have had a thin coat of a stucco-like product applied at some point. Part of the building renovation in 1931 included the removal of the 1904 rear porches, the grading of the land from the rear of the building to the alley, and the addition of an enclosed masonry stairway. These changes are intact. The addition to accommodate the central stairway is sixteen feet wide, two stories high, on the north central portion of the rear elevation. It protrudes from the building approximately six and one-half feet. The staircase gains natural light from five windows, each with wrought iron bars covering the lower half. The remaining rear elevation has a total of four windows. Attached to the staircase addition is the concrete block carport which runs the width of the property along the alley. It is in good condition. There are no permits for the carport, and it is not known when it was built.

The hallways, stairways, and the interior of the 1931 lobby addition feature terrazzo flooring. The stairway between the first and second floors has wrought iron railings. Apartment entry doors are walnut. Hallway walls feature decorative three foot alcoves with mirrors. Crystal chandeliers were in both the first and second floor hallways; five are preserved by the owner.

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**ORIGINAL 1904 CONSTRUCTION AND ARCHITECT**

Actually the Helene Apartment Building, originally called the Pearl Apartments, were built in 1904 for \$10,000. The new facade was added in 1931. The facade updated the building to 1930s building styles and enlarged the living space. The style portrayed by the original facade is now unknown. The 1904 construction year dictated the two-story size. At that time only a few Capitol Hill apartments boasted three stories.

George Louis Bettcher (1862-1952) was the architect for the 1904 Helene Apartment Building, originally called the Pearl Apartments. Another Bettcher-designed Capitol Hill apartment building is the 1901, three-story, Italian Renaissance Revival-style Altamaha Flats, which is still standing. In a distinguished fifty-year career, Bettcher designed individual landmarked Denver buildings and many residences in Denver's local historic districts.

The original building was of brick construction. To accommodate the new facade, front porches were removed. The setback probably did not change. New interior space was added by eliminating the front porches and building the new facade to the original setback line. The first and second floors each offer four one-bedroom apartments and two studio apartments. The basement offers 600 square feet of living space. Each apartment also originally had its own milkbox. For added convenience and luxury, the apartment house was built with a buzzer system that connected each apartment to the basement unit where the caretakers lived.

The Helene Apartment Building retains its integrity. Since 1931, the only additional alteration to the property was the addition of a multi-car carport off the alley. The carport does not diminish the integrity of the facade. The original 1904 north and south elevations and the rear wall are in good condition. The 1931 facade is in excellent condition.

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**STATEMENT OF SIGNIFICANCE**

The Helene Apartment Building facade, created in 1931, represents a kind of brick work being done in Denver to interpret the Modern Movement in architecture. The movement toward modern architecture styles and Art Deco ornament experienced their period of greatest importance in the architecture of the United States from 1920 to 1940. The Helene Apartment Building represents the motivation and ability to reinterpret an early 1900s multiple dwelling to embrace, in 1931, new architectural styles being introduced in Colorado. It further represents this reinterpretation in beautifully manufactured brick and terra cotta, materials of choice in Denver's history. The Helene Apartment Building represents the work of builder Samuel Hansen. In 1931, he created a new facade, consistent with trends in architecture's Modern Movement, in Moderne style and with Art Deco accents. The Helene's facade retains its 1931 integrity, and continues to demonstrate the high level of craftsmanship associated with Samuel Hansen and practiced by Denver masonry artisans. The specific mason is, to date, not known. The body of work documented to builder Samuel Hansen from 1911 through 1931, however, constitutes brick structures of high level design and craftsmanship. Further, only two out of nineteen buildings attributed to Hansen also document an architect associated with the construction design, and they were both early in builder Hansen's career. Samuel Hansen is the only person credited with the creation of the other seventeen buildings. All documented buildings are contributing structures in Denver's locally designated East Seventh Avenue Historic District. The Helene Apartment Building facade represents builder Samuel Hansen's finest and last documented work.

**CHRONOLOGICAL HISTORY OF THE HELENE APARTMENT BUILDING PROPERTY**

The apartment concept did not come to Denver until approximately 1900. Until then, multifamily living was found only in doubles and common wall townhouses, where each living unit had a separate entrance. The apartment concept first arrived in the United States when the Stuyvesant Apartment House was built in New York City in 1869. The Helene Apartment Building, originally called the Pearl Apartments, was built in the vanguard of introducing this living concept to Denver, specifically to Capitol Hill. Capitol Hill was the home of the very wealthy and the upper middle classes. The introduction of the apartment was considered both a threat to the neighborhood and a complement to it. Developers from outside Denver, such as John Holmberg who built the Colonnade and Altamaha apartments, saw the elite area as the perfect location for luxury apartments. Local developers saw the opportunity also.

The Helene Apartment Building developer was Thomas Franklin Daly (1858-1921), an engineer, insurance agent, and the founder of Capitol Life Insurance Company. Daly saw the opportunity to build a smaller version of the apartment concept that would have appeal to the upper middle class renter. Daly purchased this property, Lots 17-18 on Block 87, of Porter's Addition, on 11 April 1904 from Ralph Hartzell; these lots expanded his holdings on the block, since Daly had purchased Lots 19-22 on 22 March 1899. Daly thus owned six lots on the southeast corner of Eleventh Avenue and Pearl Street.

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This was an excellent location. It was in a part of Capitol Hill known as Quality Hill and the streetcar line ran on Eleventh connecting Quality Hill with downtown Denver.

Daly's Pearl Apartment Building was one of the early apartment buildings to be built in Denver and signaled the changes that would transform Capitol Hill from a neighborhood of single family homes to one with a mix of single family homes and apartments. Daly retained an esteemed architect, George Louis Bettcher (1862-1952), to design the building. Daly built the apartment building in his own neighborhood, and Daly's wife, Elthea Daly, retained ownership after the death of Thomas Daly. The Daly family lived nearby at 1034 Logan St. The 1894 Daly residence, a two-story dwelling of rusticated red sandstone, is now an office building and is a contributing building in the locally designated Quality Hill Historic District.

Elthea Belle Cooper Daly (1867-1963), whose primary contribution to Denver was the founding of the Social Center Day Nursery, now known as the Margery Reed Mayo Day Nursery. This early day care center responded to local needs and reflected national trends. Elthea Daly served as the center's first president. It was during Elthea Daly's ownership of the Helene Apartment Building that the name was changed. It was likely changed to avoid confusion with a second Pearl Apartments that had been built two blocks north, and it was renamed Helene in honor of the Dalys' daughter, Helen.

**MASTER BUILDER SAMUEL HANSEN**

It was also during Elthea Daly's ownership that builder Samuel Hansen was retained to modernize the building by creating the 1931 facade. The main life work of builder Samuel Hansen was the building of residences. Little has been discovered about Hansen's personal life. His professional work was always of the highest quality, particularly the masonry craftsmanship of his buildings. The documented Hansen buildings to date span from 1911 to 1931. Of particular note are the residences at 765 York Street (1915), 791 Detroit Street (1919), and 735 Fillmore Street (1912). The last anticipates the design of the Helene Apartment facade by incorporating green tiles into the masonry in similar fashion to the incorporation of terra cotta 'tiles' into the Helene facade.

To date, the buildings documented to be the work of builder Samuel Hansen include:

1911	735 Columbine	Builder: Samuel Hansen	Architect: Glen Wood Huntington
1911	751 Elizabeth St.	Builder: Samuel Hansen	Architect: none
1912	770 York St.	Builder: Samuel Hansen	Architect: Baerresen Brothers
1912	740 York St.	Builder: Samuel Hansen	Architect: none
1912	644 Columbine St.	Builder: Samuel Hansen	Architect: none
1912	735 Fillmore St.	Builder: Samuel Hansen	Architect: none
1912	742 Fillmore St.	Builder: Samuel Hansen	Architect: none
1912	775 Milwaukee St.	Builder: Samuel Hansen	Architect: none
1912	736 Milwaukee St.	Builder: Samuel Hansen	Architect: none

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1913	740 Fillmore St.	Builder: Samuel Hansen	Architect: none
1914	737 Fillmore St.	Builder: Samuel Hansen	Architect: none
1915	2909 E. 7th Ave.	Builder: Hansen & Laursen	Architect: none
1915	765 Milwaukee St.	Builder: Hansen & Laursen	Architect: none
1916	2945 E. 7th Ave.	Builder: Hansen & Laursen	Architect: none
1916	765 York St.	Builder: Hansen & Laursen	Architect: none
1916	771 York St.	Builder: Hansen & Laursen	Architect: none
1916	657 Elizabeth St.	Builder: Samuel Hansen	Architect: none
1917	766 Milwaukee St.	Builder: Hansen & Laursen	Architect: none
1919	791 Detroit St.	Builder: Samuel Hansen	Architect: none
1931	1063 Pearl St.	Builder: Samuel Hansen	Architect: none

The complex design and masonry craftsmanship of the 1931 Helene Apartment Building facade is Hansen's finest work as a builder. High artistry is found in the use of five different types and colors of brick to express the new Moderne elements of the Modern Movement. High artistry is also found in the integration of terra cotta into the brick design to express new Art Deco ornament. On 5 August 1931, builder Sam Hansen took out a permit to remove front and rear porches. On 20 August 1931, builder Sam Hansen took out Permit #2969 to remodel and make alterations to the building. Estimated costs were \$6,000. The rear porches were removed in 1931, and the remodeling completed, and the new facade was created.

The 1931 facade was the work of an unknown master mason under the direction of Samuel Hansen. It is speculated, as yet undocumented, that Hansen himself was a mason, the master mason as well as the builder of the buildings attributed to him. Hansen was first listed as a laborer and then was listed in city directories as a builder, in business alone, except for one brief period (1915-1917) in partnership with a Mr. Laursen. Hansen's earliest listing in 1907 verifies an association, through builder R. Pederson, with the Denver Master Builders Association whose headquarters was in the Continental Building, at 16th and Lawrence Street. This was also home for the Continental Building and Loan Savings Association. The Denver Master Builders Association membership included over forty of Denver's most active builders, from one-man businesses to larger partnerships. All of these builders used Continental Building's office #213 as their business address.

**DENVER, THE "CITY OF BRICK," FOSTERED SKILLED MASONS**

After a fire in the 1860s, a Denver ordinance required all buildings to be constructed with masonry material. This requirement was in place until after World War II. Denver was known as the "City of Brick." Denver masons became skilled at their craft.

The Helene facade is an example of Denver masons using brick in a more decorative way. Rather than using the brick to create the usual monochromatic effect, some masons began using several different colors and textures of brick to create a design. Their artistry marked a change in the use of brick when

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compared with most other facades being created at the time. Also unique was the fact that the Helene facade was not done for a new building, but for a 1904 building designed by an esteemed architect. This effort to make an architectural statement, within the Modern Movement in 1931 Denver, was shared with only a few other Denver buildings, and it was expressed in new buildings, not turn-of -the-century buildings.

The Helene Apartment Building's 1931 facade was a striking departure from the neighborhood styles. It was not until the later half of the 1930's, following the worst years of the Great Depression, that most new apartment construction in Capitol Hill was expressed in modern architectural style. Notably demonstrating this was the work of architect Charles Dunwoody Strong. Strong's several projects on the 1000 and 1100 blocks of nearby Sherman Street were recently recognized as the centerpiece of the locally designated Sherman-Grant Historic District. Of the body of earlier work, however, the Helene Apartment Building facade is the best example of modern design ideas boldly interpreted in a variety of brick in Denver's greater Capitol Hill neighborhood.

Three other new 1930-31 Capitol Hill apartment buildings used brick this early to interpret modern trends. The 1930 three-story building at 920 Downing Street is similar to the Helene in design and use of brick, but is a much larger building. It loses vertical emphasis because of its size. It is the width of four lots. The verticality in corner columns and the central bay, though one story taller than the Helene, cannot compensate for the extra width. (There were also later problems with the construction.) The 1931 Blanche Apartments, a two-story at 1845 Grant Street, incorporates both a simpler, modern window design and quoins of terra cotta that give vertical emphasis, but ultimately it is true to the popular 1920s Mediterranean Revival style. The 1931 Winbro Apartment Building, a five-story at 1620 Grant Street, might also be recognized for a successful early interpretation of modern styles with its use of brick. However, the Winbro is not as bold as the Helene in experimenting with color variety and texture and with its use of terra cotta. The Winbro facade displays three subtle brick color changes, from medium brown to lighter brown, from the first story to the fifth.

An intriguing design feature on the Helene facade is the terra cotta design in the central bay above the entry. It appears to be an abstract interpretation of the Masonic emblem. Masons are considered the world's oldest association of men. The emblem, using the square and the compass, have become the main symbol of freemasonry whose goal is to "build" good men and create better citizens.

The overall modern look and Art Deco effect of the Helene Apartment Building was created through careful, intricate design and through the choice of several colors and types of brick and terra cotta. The work reflects a strong appreciation for, and interest in, modern architecture and Art Deco style ornament. The Helene facade demonstrates that Denver masons were able to interpret new style elements using brick and terra cotta.

The Helene Apartment Building is significant because it is representative of the work being done in 1931 Denver to interpret the movement toward modern architecture in brick and terra cotta. It is one

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of the best examples of this work, whether compared to new construction or stylistic updating of a facade. It is also significant because it is the best example of the work of builder Samuel Hansen.

**BIBLIOGRAPHY**

Baker, John Milnes, A.I.A. *American House Styles; A Concise Guide*. New York: W. W. Norton & Company, 1994.

*Denver Landmark Preservation Commission Application for Landmark Status for the Helene Apartments.*

"Elthea Daly," *Denver Post*, 9 January 1963, 33.

Noel , Thomas J. *Denver Landmarks & Historic Districts: A Pictorial Guide*. Foreword by Denver Mayor Wellington Webb. Niwot, Colorado: University Press, 1996.

Noel Thomas J. and Barbara S. Norgren. *Denver: The City Beautiful and Its Architects, 1893-1941*. Denver: Historic Denver, 1987.

Simmons, R. Laurie and Thomas H. Simmons. *Denver Neighborhood History Project, 1993-4; Capitol Hill Neighborhood*. Denver: Front Range Research Associates, Inc., 1995.

"Thomas F. Daly, Insurance Man of Denver, Dead," *Denver Post*, 27 August 1921, 3.

**SPECIAL COLLECTIONS, ETC.**

Denver, Colorado. Western History Collection, Denver Public Library. Denver City Building Permit Collection

Denver, Colorado. Western History Collection, Denver Public Library. Denver City Directories.

Denver, Colorado. Western History Collection, Denver Public Library. Grantor-Grantee Lists, Denver Subdivisions.

Denver, Colorado. Western History Collection, Denver Public Library. Map Collection.

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**GEOGRAPHICAL DATA**

**Verbal Boundary Description**

Block 87, Lots 17-18, Porter's Addition to Denver.

**Boundary Justification**

The nomination includes all the land historically associated with the Helene Apartment Building, 1062 Pearl Street.

**PHOTOGRAPH LOG**

The following information pertains to photographs numbers 1-6:

Name of Property: Helene Apartment Building  
Location: Denver County, Colorado  
Photographer: Nancy L. Widmann  
Date of Photographs: September, 1997  
Negatives: Possession of photographer

<u>Photo No.</u>	<u>Photo Information</u>
1	West elevation (Pearl Street facade), view to the northeast.
2	West elevation detail, view to the east.
3	West elevation, view to the northeast.
4	Rear portion of south elevation, view to the north.
5	East (rear) elevation, view to the west.
6	North elevation, view to the southwest.

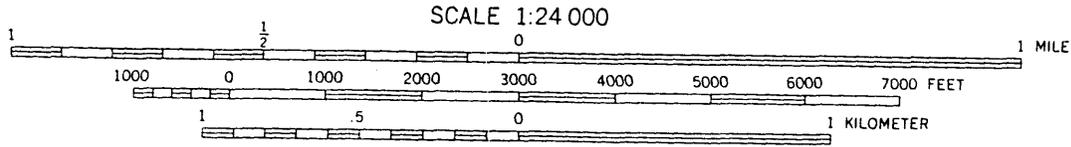
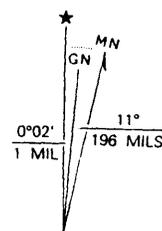
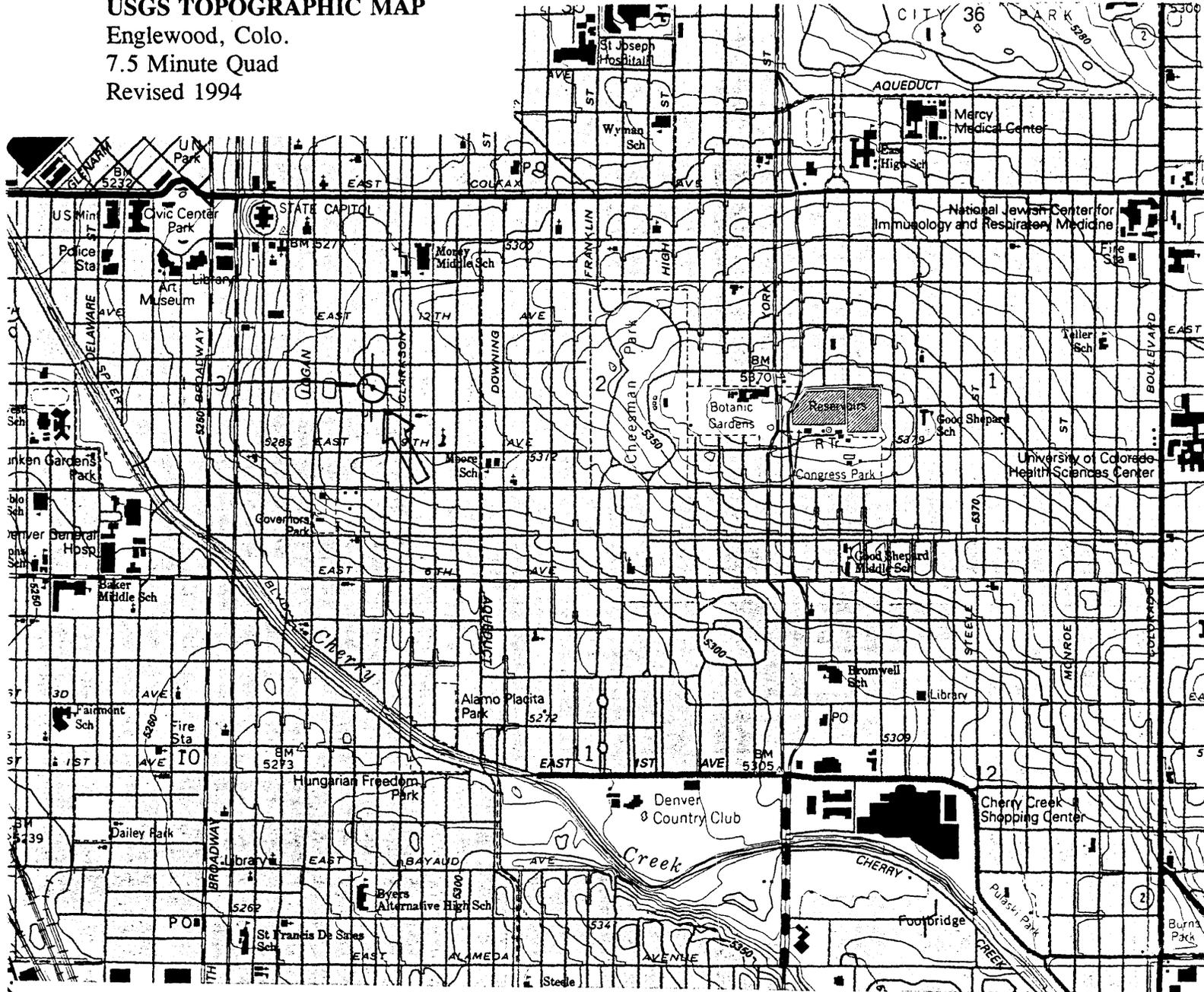
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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Helene Apartment Building  
Denver County, Colorado

USGS TOPOGRAPHIC MAP  
Englewood, Colo.  
7.5 Minute Quad  
Revised 1994



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929