

APPENDIX C: GLOSSARY OF TERMS

Glossary of Terms

The definitions within this Appendix C are intended to provide greater clarity to the terms used in the Design Guidelines and its Appendices. For definitions not defined within the Design Guidelines document or in Appendix C, the Landmark Preservation Commission will rely on definitions in the [Denver Zoning Code](#).

A

Adaptive Reuse. Rehabilitation of a historic structure for use other than its original purpose, such as a residence converted into an office. Also called adaptive use.

Addition. A portion of a structure built after the original structure was completed. Additions may be historic or non-historic.

Administrative Review. Landmark Preservation staff review of a design review or demolition project. Staff reviews and approves minor projects that conform to adopted design guidelines; staff approval authority is delegated by the Landmark Preservation Commission.

Alignment. The linear relationship of structures or parts of structures to each other.

Alteration. The act or process which changes one or more of the exterior architectural features of a designated structure.

Animated Sign. Any sign or part of a sign which changes physical position by any movement or rotation.

Appropriate. See compatible.

Arcade. A covered passage, open on at least one side, extending along the outside wall of a building, and supported by arches or columns.

Arcade Sign. A wall or projecting sign attached to the roof or wall of an arcade.

Arch. A curved construction that spans an opening and supports the weight above it.

Articulation. The manner in which various features are designed and arranged on a building elevation.

Attic. The upper level of a building, usually not of full ceiling height, directly beneath the roof.

Awning. A secondary covering attached to the exterior wall of a building, providing shade and protection from the elements around doors, windows, and other openings. May be retractable or stationary.

Awning Sign. A sign printed on the surface of an awning or canopy.

B

Balcony. A raised platform, connected to a building façade and typically surrounded by a low wall or railing.

Baluster. One of a series of short vertical members used to support a stair or porch handrail, forming a balustrade.

Balustrade. An entire rail system, with top rail and balusters.

Bargeboard. A board placed on the verge or incline of a roof gable end to conceal the rafter end and provide ornamentation; also called a vergeboard.

Bay. The portion of a façade between columns or piers providing regular division of a facade, usually marked by windows or doors.

Bay window. A projecting angular window that forms an extension to the floor space of the internal room.

Belfry. A structure enclosing bells for ringing.

Belt Course. A horizontal band usually marking the floor levels on the exterior façade of a building.

Block Face. See Street Face.

Bracket. A projecting support placed under an architectural overhang such as a roof cornice or eave.

Brick. A single building unit typically made of fired or sun-dried clay, used in masonry construction and laid in courses known as bonds.

Glossary of Terms (continued)

Brick Bond. The pattern in which a bricklayer articulates the brick and mortar design of a wall, using the stretcher (the long, narrow side) and header (the short side) of the brick.

Buffer Lawn. The landscaped area between the street and sidewalk. Also see Tree-lawn.

Bulkhead. The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. Bulkheads from the 19th-century are often of wood construction, with rectangular raised panels, while those of the 20th century may be of wood, brick, tile or marble construction. Bulkheads are also referred to as kick plates.

C

Canopy. A roofed structure placed so as to extend outward from a building, to provide a protective shield for doors, windows, and other openings. Canopies are usually supported by the building with additional support extending to the ground directly under the canopy edge.

Capital. The head or top of a column or pilaster.

Casement Window. A window with one or two sashes which are hinged at the sides and usually open outward.

Cast iron. A hard, relatively brittle alloy of iron and carbon that contains a higher portion of carbon than steel. Can be easily cast into a mold, used for both structural and decorative purposes in architecture.

Cement. A hard strong building material made by mixing a cementing agent (such as lime, historically) and a mineral aggregate (such as sand or gravel) with water to create a binding agent.

Character. The qualities and attributes of any structure, site, street or district.

Character-defining Features. Specific features of a structure, site, street, or district that contribute to its significance and designation, and that help define the distinctive character of the structure, site, street, or district.

City Beautiful Movement. A reform philosophy in architecture and urban planning from the late 19th century to the early 20th century. The fundamental principle behind the movement was the beautification of the American City; in Denver this resulted in a number of parks and parkways and a return to Classical architectural principles. The 1893 World's Columbian Exposition in Chicago is often credited with ushering in City Beautiful Movement.

Clapboards. Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weatherproof exterior wall surface.

Classical Architecture. The architecture of Ancient Greece and Rome and its derivative styles. Characterized by symmetry and the use of the Classical Orders. Classical forms and style dominate the Western architecture tradition.

Classical Orders. The five orders of architecture from ancient Greece and Rome, most widely identifiable by the type of column; Tuscan, Doric, Ionic, Corinthian and Composite.

Clipped Gable. A gable roof where the ends of the ridge are terminated in small, diagonal roof surface.

Column. A circular or square vertical structural member.

Compatible. The ability of alterations and new designs to be located in or near historic properties and districts without adverse effect. Some elements affecting design compatibility include location, height, scale, mass and bulk of structures; building materials; architectural details; circulation and access; landscaping; and parking impacts. Compatibility refers to the sensitivity of development proposals in maintaining the character and context of historic properties and districts.

Composite Order. A mixed order combining the principal elements of the Ionic order and Corinthian Order, including volutes and acanthus leaves.

Composite Shingle. A modern roofing shingle made up of a fiberglass mat at the core with an exterior asphalt coating. Composite shingles can be made to mimic historic wood shake and slate roofing and come in a variety of colors.

Configuration. The arrangement of elements and details on a building or structure that help to define the character.

Glossary of Terms (continued)

Construction. The act of adding an addition to an existing building or structure, or the erection of a new principle or accessory building or structure on a lot or property.

Contemporary. Reflecting characteristics of the present. A contemporary building would reflect a design, method of construction, materials, articulation, expression and/or details that illustrate that it was constructed in the present or recent past, rather than being imitative or reflective of a historic period.

Contributing. A structure, feature or property within a historic district or on the site of a historic landmark property that was built during the Period of Significance for the district or designated property and can be recognized as being from that period (meaning they retain integrity). A contributing structure in a historic district is one:

(1) that was designated as contributing in the ordinance establishing the district, or

(2) that was not designated as either contributing or noncontributing in the ordinance but which adds to the historical or architectural qualities of the district, was present during the Period of Significance and is recognizable as having been present during the Period of Significance because it retains its physical integrity, or

(3) that is so designated by the Landmark Preservation Commission because no period of significance and no other means for designating contributing structures was specified in the ordinance establishing a district for preservation, and the structure adds to the historical or architectural qualities of the district, retains its physical integrity, and was built at least 30 years prior to the determination by the commission that it is a contributing structure.

Context. The setting in which a historic element, site, structure, street or district exists.

Coping. The cap or covering of a wall.

Copper. A red-brown metal often used in flashing and as a roofing material.

Corbel. In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

Corinthian Order. A classical order of architecture, characterized by fluted columns and elaborate capitals decorated with a floral motif, often an acanthus leaf.

Corner Board. A vertical board found on the outside of the corner of wood frame building, helps to define the corner.

Cornice. A projecting element that tops a wall.

Cornice Return. When the horizontal cornice or a roof connector to the rake of a gable, a short horizontal extension of the cornice found at each side of the gable end.

Crenellation. A pattern of square openings or cut-outs in the top of a parapet, often used on castle walls and in Gothic Revival Architecture.

Cresting. A decorated ornamental finish along the top of a wall or roof often made of ornamental metal.

Cross-Gable. A secondary gable roof that meets the primary roof at right angles.

Cupola. A small, often dome-like structure on top of a building. Often used to provide light and air below, and usually crowns a larger roof or dome.

D

Deck. A flat surface that forms the main outside floor of a porch or balcony.

Demolition. The razing of a building, structure, or site. Demolition within a historic district or to a Landmark Structure is defined by the removal of 40% of the exterior walls, or 40% of the roof, or 40% of the total exterior wall and roof surface combined.

Demolition Review. A process in which a demolition proposal is evaluated in accordance with the Landmark Preservation Ordinance (Chapter 30 of the Denver *Revised Municipal Code*) requirements and Design Guidelines. See "Demolition Review Process" on page 14 for more information on when demolition review is required.

Dentils. A row of small tooth-like blocks in a classical cornice.

Glossary of Terms (continued)

Design Guidelines. A document intended to provide guidance and information to property owners planning exterior construction and maintenance projects. Also intended to assist and guide the Landmark Preservation Commission in its review of exterior alterations, new construction, and other work relating to historic structures and properties in historic districts.

Denver Hill. A historic slope to the front yard, so common in Denver it has been nicknamed the “Denver Hill.”

Denver Landmark Preservation Commission (LPC). A body of 9 members appointed by the Denver Mayor whose function it is to designate, preserve, enhance, and perpetuate structures or district that have architectural, historical, or geographical significance within the city of Denver.

Denver Zoning Code. A written and adopted set of instructions that implements the city’s land use vision. The code is intended to balance conservation and development, achieve design excellence in the built environment and guide Denver’s future. The [Denver Zoning Code](#) is available online.

Design Review. A process in which a design is evaluated in accordance with the Landmark Preservation Ordinance (Chapter 30 of the Denver [Revised Municipal Code](#)) requirements and Design Guidelines. See “Design Review Process” on page 11 for more information. Also referred to as landmark design review or historic design review.

District. See Historic District.

Divided Light. A window with a number of smaller panes of glass (lights/glazing) held in place by muntins.

Dogtooth course. A string course of diagonally laid brick.

Dome. A hemispherical or semi-elliptical roof over a circular or polygonal space.

Doric Order. A classical order of architecture, characterized by simplicity of design. Typically Doric columns have no base, are not fluted and feature a smooth capital that flares out from the column base to meet a square abacus.

Dormer. A roofed structure that contains one or more windows and projects from a sloped roof.

Double-Hung Window. A window with two sashes, one sliding vertically over the other.

E

Eave. The edge of a roof that projects beyond the face of a wall.

Eclectic. Used to describe a collection of architectural styles, usually found within a district, or a building/structure that does not easily correspond to a single architectural style.

Egress Window. A venting window, required by building code, used for emergency escape and rescue.

Element. A material part or detail of a site, structure, street, or district.

Elevation. Any one of the external face or façades of a building.

Environmental Sustainability. See Sustainability.

Established Tree. Generally regarded as a tree with a trunk diameter of 6 inches or more measured at a point 4 ½ feet above ground level and which normally obtains a height of at least 10 feet.

Exterior Architectural Feature. The architectural style, design, general arrangement and components of all the outer surfaces of a structure or improvement, including but not limited to color, texture, materials, type and style of all windows, doors, lights, signs, and other fixtures appurtenant to the structure.

F

Fabric. The physical material of a building, structure, or community, an interweaving of component parts.

Façade. The exterior front wall of a building, usually the most ornate or articulated elevation.

Fanlight. A semi-circular window usually over a door with radiating muntins suggesting a fan.

Fascia. A flat horizontal member of molding; forms the trim of a flat roof or pitched roof; also part of a classical entablature.

Fence. An artificially constructed barrier, typically of wood, metal or other material or combination of materials to enclose, screen or separate areas. Wooden picket-style fences are common to enclose rear yards in historic districts.

Fenestration. The arrangement of windows on a building.

Finial. A projecting decorative element, usually of metal, at the top of a roof turret or gable.

Glossary of Terms (continued)

Fish Scale Shingle. A shingle having a straight sides and a rounded bottom, typically laid in a regular or irregular overlapping pattern and used as a decorative façade element.

Flagstone. Large, flat pieces of sandstone split horizontally. Often used for sidewalks.

Flashing. Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Flat Roof. A roof which is almost completely horizontal. Often found on commercial architecture and concealed with a parapet.

Form. The shape and structure of a building.

Foundation. The lowest exposed portion of the building wall, which supports the structure above.

Frame. The exposed trim around a window or door opening; also called a casing.

Fretwork. An interlaced decorative design carved in low relief or on a solid background, mostly in a geometric design. Often found on Queen Anne architecture.

G

Gable. A triangular shape roof formed by two intersecting roof planes; also the triangular shape wall at the end of the roof.

Gambrel Roof. A ridged roof with two slopes on either side. The upper slope will have a shallow pitch, while the lower slope is very steep.

Ghost Sign. A historic painted wall sign.

Glazing. Part of a window, wall, or door that is made up of glass. Also known as lights.

Granite. An igneous rock consisting of quartz, mica, and feldspar, ranging in color from gray to pink depending on its mineral composition.

Green Roof. A roof that is completely or partially covered with vegetation.

Ground Sign. A sign supported by poles, uprights or braces extending from the ground or an object on the ground but not attached to any part of any building.

H

Half Timbering. A method of heavy timber construction in which the frame work is left exposed. Used as a decorative element in many architectural styles, such as Queen Anne and Craftsman styles.

Harmony. Pleasing or congruent arrangement.

Header. Upper horizontal framing member of a window or door.

Height. The distance from the bottom to the top of a building structure.

High-Style. Architecture that exhibits a certain number of characteristics of an architectural style through the use of overall design, material, ornamentation and façade articulation. Often reserved for monumental buildings, religious structures, or the work of a known architect.

Hipped Roof. A roof with all four sides sloping downwards towards the walls the structure.

Historic District. A collection of structures, site features, streets, open spaces, and landscaping that have been identified as historically significant and designated as such by the Denver City Council. Buildings, structures, objects, and sites within a historic district are classified as either contributing or non-contributing. Locally designated historic districts meet Denver landmark designation criteria specified in Chapter 30, *Denver Revised Municipal Code*, and are designated by the Denver City Council. Properties in historic districts are subject to design review.

Historic Feature. An element of a building installed at the time of construction or other time during the period of significance.

Historic Imitation. New construction or rehabilitation where elements or components mimic an architectural style, but are not of the same historic period as the existing buildings (historic replica).

Historic Integrity. See Integrity.

Historic Landmark. See Landmark.

Glossary of Terms (continued)

Historic Material. A material used at the time of construction or other time during the period of significance.

Historic Preservation Ordinance. The primary method by which communities protect their historic resources. Also see Landmark Preservation Ordinance.

Historic Property. See Historic Resource.

Historic Resource. Often used interchangeably with historic property or structure. A structure or property that is designated as an historic landmark or is a contributing property to a designated historic district.

Hood Molding. A projecting molding above an arch, doorway, or window, originally designed to direct water away from the opening. Also called a drip mold or simply a ‘hood.’

I

Income Tax Credits for Historic Preservation. A state or federal income tax incentive to encourage the rehabilitation and reuse of historic buildings.

Infill. New construction where there had been vacant land before, such as a new building between two older structures.

Integrity. The ability of a structure or district to convey its historic and architectural significance. To have historic and physical integrity means that a structure can be recognized as belonging to its particular time and place in Denver’s history.

In-kind. The replacement of an element with a new element of the same material, color, texture, shape and form as the original.

Ionic Order. A classical order of architecture characterized by the use of volutes on the capital and fluted columns supported by a base with an egg-and-dart motif.

J

Jack arch. A flat, structural element in masonry construction that provides support at an opening, similar to a lintel, but constructed of smaller, individual pieces. Also known as a flat arch.

Jamb. The side framing member of a door or window.

K

Keystone. The wedge-shaped top or center member of an arch.

Kickplate. See Bulkhead.

Knee Wall. A small curb-like wall often found in residential front yards.

L

Landmark. A building, site, structure, or object that meets Denver landmark designation criteria specified in Chapter 30, *Denver Revised Municipal Code*, and has been designated as such by the Denver City Council. Landmark properties are subject to design review. Also called Historic Landmark.

Landmark Preservation Commission. See Denver Landmark Preservation Commission.

Landmark Preservation Commission Review. Design and demolition review conducted before the Landmark Preservation Commission in a public forum; this review occurs for projects that do not qualify for administrative review. Landmark Preservation staff serves as a liaison between the public and the Landmark Preservation Commission. During Landmark Preservation Commission review, the applicant and the public have the opportunity to speak to the Commission. The Commission evaluates projects and makes decisions according to adopted Design Guidelines, policies, and the Landmark Preservation Ordinance.

Landmark Preservation Ordinance. Chapter 30 of the *Denver Revised Municipal Code*, adopted in 1967, and periodically amended. The ordinance establishes the powers and responsibilities of the Landmark Preservation Commission, lays out the criteria and process for designating historic landmarks and districts, design and demolition review requirements for designated properties, and delineates the authority and responsibilities of the Commission.

Landmark Preservation Staff. Professionally trained city staff that assist owners of historic properties by providing guidance and resources for preserving, maintaining and rehabilitating historic buildings and properties. Staff coordinates with the Landmark Preservation Commission to designate historic properties, perform design and demolition review, survey and document the city’s built heritage, and process state income tax credits.

Landscape. The totality of the built or human influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings or other structures and their patterns.

Glossary of Terms (continued)

Lantern. A small structure found on top of a roof or dome which admits light into the interior space below. Can be found with glazed walls or open walls.

Lap Siding. A building siding consisting of beveled boards meant to shed water away from the building foundation. Also known as clapboards.

Lattice. An openwork grill of interlacing wood strips used as screening.

Lights. Window glass. Also known as glazing.

Lintel. The horizontal top member of a window, door or other opening.

Loading Dock. A raised landing for handling goods; some project from the façade while others are inset behind the building plane.

M

Maintain. To keep in a state of preservation or repair to avoid deterioration of historic materials and features.

Man-door. A small door for use by people entering an industrial or warehouse building.

Mansard Roof. A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.

Marble. A hard crystalline metamorphic form of limestone that can be polished and used in sculpture and architecture.

Masonry. Construction of brick, stone, or other material requiring mortar and construction by a mason..

Massing. The overall composition of the exterior of the major volumes of a building, especially when the structure has major and minor elements.

Material Change. A change in materials that will affect either the exterior, architectural or environmental features of a historic property or any structure, site or work of art within a historic district.

Millwork. Woodwork manufactured at a mill, includes doors, sashes, and trim.

Modillion. A horizontal bracket, often in the form of a plain block, embellishing the underside of a cornice.

Molding or moulding. A continuous decorative band, often serving as a decorative device; often decorative with a variety of contours or outlines, and typically covering the joint formed where two surfaces or material types meet

Mortar. A mixture of sand, lime, cement and water, used as a binding agent in masonry construction.

Mullion. A vertical element separating windows, doors, or panels set in a series.

Multifamily Residential Building. A residential building or complex of buildings where most individual units access interior hallways or exterior balconies rather than the street or sidewalk. Multifamily residential buildings include Apartment, Courtyard Apartment, Garden Court building forms as defined in the Denver Zoning Code.

Multi-Light Window. A window sash composed of more than one pane of glass.

Muntin. A secondary framing member to divide and hold the panes of glass in a multi-light window or glass door.

Mutule. One of a series of broad, low, rectangular blocks supporting a classical style cornice.

N

New Construction. Construction which is characterized by the introduction of new elements, sites, buildings or structures or additions to existing buildings and structures.

Newel Post. The principal structural pillar of a staircase, often highly decorative.

Non-Contributing. A structure, feature or property within a historic district or on the site of a historic landmark property that does not support or add to the historic and architectural significance of a designated property or historic district. Additions and alterations to non-contributing properties and features are reviewed primarily to ensure compatibility of proposed changes with the historic landmark or district. Additions and alterations to non-contributing structures within a historic district are subject to design review to ensure their compatibility.

A non-contributing structure in a historic district is one:

Glossary of Terms (continued)

(1) that was designated as noncontributing in the ordinance establishing the district, or

(2) that was not designated as contributing in the ordinance establishing the district and which does not add to the historical or architectural qualities of a landmark or district, was not present during the period of significance or because of alterations or deterioration has lost its physical integrity.

Non-Historic Resource. An older building/property that typically does not have any particular significance architecturally or contextually, or that lacks association with any historic figures/events. Non-historic resources are typically non-contributing to a historic district or landmark property.

O

Obscured. Covered, concealed or hidden from view.

Oriel Window. A form of bay window which projects from the main wall of building and is supported by corbels, brackets or other similar element. Often found on the upper floor.

Orientation. The relationship of a structure to the compass points or a site feature; may refer to the direction a façade faces, such as the south elevation, or the direction of a main axis, as in an east-west orientation.

Outbuilding. A small, secondary building separated from the main building.

P

Paneled Door. A door composed of solid panels (either raised or recessed), held within a framework of rails and stiles.

Parapet. A low wall at the edge of a roof, balcony, or deck.

Pediment. A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Pendant. A hanging ornament.

Period of Significance. The time period during which an historic landmark or historic district gained its architectural, historical, and/or geographical importance. Typically, the period of significance covers a longer period of time than a structure's, in order to encompass the period of during which the district developed.

Physical Integrity. See Integrity.

Pier. A vertical structural element, square or rectangular in cross-section.

Pilaster. A square pillar attached, but projecting from a wall, resembling a classical column.

Pitch. The degree of the slope of a roof.

Point. The surface of a mortar joint.

Porch. A structure attached to a building to shelter an entrance.

Porte Cochere. A porch or portico-like structure at the main or secondary entrance designed for horse and carriage or vehicle traffic. Designed to allow the occupants of a vehicle to exit under a covered structure protected from the weather.

Portico. A roofed space, open or partly enclosed, forming the entrance and centerpiece of the façade of a building, often with a column and pediment.

Portland Cement. Fast-curing, hydraulic cement. Not commonly used until the early 20th century, and much stronger than historic cements, used in the mortar making process.

Primary Façade. The main building face; the sides of a building that are street-facing.

Primary Structure(s). The main structure(s) on a property. Typically structures housing the primary uses on a property.

Preservation. The act or process of retaining the historic form, integrity and materials of a building or a structure, including, but not limited to, providing stabilization work and on-going maintenance.

Pressed Tin. Decorative and functional metalwork made of molded tin used to sheath roofs, bays and cornices.

Projecting Sign. A sign attached perpendicular to the wall of a building. Also called blade sign.

Proportion. The relationship of the size, shape, and location of one building element to all the other elements; each architectural style typically has its own rules of proportion.

Glossary of Terms (continued)

Purlin. A structural roofing element, any longitudinal horizontal member of the roof. Often used as decorative element in Craftsman architecture where they are left exposed.

Pyramidal Roof. A roof with four identical sides rising steeply to a central peak.

Q

Quoins. A series of raised stone, bricks, or wood panels ornamenting the outside of a wall corner.

R

Rail. A horizontal member making up the framework of a door or window.

Reconstruction. The act or process of reassembling, reproducing or replacing by new construction, the form, detail and appearance of the property and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or by reuse of the original materials.

Registered Neighborhood Organizations (RNOs). A group formed by residents and property owners within a neighborhood who meet regularly and are authorized under *Denver Revised Municipal Code*. Organizational and contact information is kept on file with the City's Community Planning and Development Department. RNOs may make recommendations to the Landmark Preservation Commission on a project within their neighborhood.

Rehabilitation. The act or process of returning a building, object, site or structure to a state of utility through repair, remodeling, or alteration. Rehabilitation projects makes possible an efficient contemporary use while preserving those portions or features of the building, object, site or structure, that are significant to its historical, architectural and geographical value.

Relocation. Any change of the location of a building, object or structure in its present setting or to another setting.

Replacement Plan. A plan for a new structure or site design to take the place of a structure proposed for demolition. Landmark Preservation Commission approval of a replacement plan via a Certificate of Appropriateness is required as a condition to demolition approvals within historic district and on designated historic landmark properties.

Replication. Constructing a building so that it is an exact replica or imitation of a historic architectural style or period.

Repointing. The act of repairing the point of a mortar joint that has deteriorated over time due to weathering. Often incorrectly called tuckpointing.

Resource. A source or collection of buildings, objects, sites, structures, or areas that exemplify the cultural, social, economic, political or architectural history of the nation, state or city.

Restoration. The act or process of accurately recovering the form and details of a building, object, site or structure, and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacements of missing earlier work.

Retain. To keep secure and intact. Retain describes the act of keeping an element, detail or structure, and providing a level of repair to aid in the preservation of elements, sites and structures.

Retaining Wall. A wall which is designed to, and in fact does, retain the earth on one side at a higher elevation than the earth on the other side.

Re-Use. To use again. An element, detail or structure might be reused in historic districts.

Rhyolite. A pale fine-grained volcanic rock, ranging in color from gray to tan. When used as a building material, it is typically rusticated.

Rhythm. Regular occurrence of elements or features, such as spacing between buildings.

Ridge. The top horizontal member of a roof where the sloping surfaces meet.

Right-of-Way. Public land that has been granted an easement, such as for utilities, or reserved for transportation purposes. Can include pedestrian traffic, vehicular traffic, canals, railway traffic, oil and gas pipeline, etc.

Rusticated. Roughening of stonework or concrete blocks to give greater articulation to each block.

S

Sandstone. A sedimentary rock of sand or quart grains that have solidified together, ranging in color from red to brown. Used to make flagstone.

Glossary of Terms (continued)

Sash. The movable framework holding the glass in a window.

Scale. Proportional elements that demonstrate the size, materials and style of buildings. The proportions of the elements of a building to one another and the whole, and to adjacent buildings.

Secondary Structure. A smaller or lesser structure associated with a primary structure on a property. Also called an accessory structure.

Secretary of the Interior’s Standards for the Treatment of Historic Properties. A set of standards developed by the National Park Service, commonly used by property owners, architects and governments to make decisions about the appropriate treatment of historic properties. The Landmark Preservation Ordinance requires that these standards are adhered to when a historic resource is involved. See “Secretary of the Interior’s Standards for the Treatment of Historic Properties” on page 4 for more information.

Setback. The distance a structure is located from the street, other public way, or property line. Setback can also refer to the distance between structures on one or multiple lots. The [Denver Zoning Code](#) includes setback requirements for structures from primary and side streets, as well as from interior lot lines. Landmark design review requirements for setbacks can be more restrictive than zoning to ensure that new construction conforms with the character-defining features of a historic district.

Setting. The sum of attributes of a locality, neighborhood or property that defines its character.

Shake. An historic and modern building and roofing material made from split logs. Shake siding is popular decorative building material in Queen Anne architecture and Shingle Style architecture.

Sheathing. An exterior covering of boards or other surface applied to the frame of the structure. See Siding.

Shed roof. A pitched roof with a single plane.

Shingles. A roofing materials. Often consists of wood which is split into flat panels and different shapes. Wood shingles are common elements of the Queen Anne style. Wood shingle roofs were commonly used in Denver in the late 19th and into the 20th century.

Sidelight. A vertical area of fixed glass on either side of a door or window.

Siding. The exterior wall covering or sheathing of a structure.

Sign. A sign is an object or device or part thereof situated outdoors or indoors which is used to identify or advertise a business. Refer to the [Denver Zoning Code](#) for more information.

Significance. The idea that a structure or district is important to the history, architecture, or geography of the city and thus makes a special contribution to Denver’s distinctive character. Also called historic significance.

Sill. The horizontal, usually projecting, lower lip of a window or door.

Site feature. A historic or non-historic component on the grounds of a property, such as a fence, wall, walkway, statue, well or landscaping.

Site wall. A low wall along the edge of a property; may also serve as a retaining wall.

Siting. The placement of a building, structure, or object on a site in relation to natural features, boundaries, and other parts of the built environment.

Small-scale Residential Building. A single residential building where most individual units have direct, at grade, access to the street or sidewalk. Small-scale residential buildings include single-family houses, as well as Tandem House, Two-Unit Dwelling (duplexes), Town House and Row House building forms as defined in the [Denver Zoning Code](#).

Soffit. The area created by the eaves of the roof and the wall of a building when enclosed.

Solar Panels. A panel designed to absorb the sun’s rays and produce electricity or heating.

Spindles. Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Spire. A tall, slender, conical or pyramidal structure ending in a point that sits atop a steeple, tower, or roof. Often found in religious architecture.

Stabilization. The act or process of applying measures essential to the maintenance of a deteriorated building to establish structural stability and a weather resistant enclosure.

Glossary of Terms (continued)

Stained glass. Colored glass used to form decorative or pictorial designs, often composed of contrasting piece in a lead framework.

Steel. An alloy of iron with carbon, used as a structural element, with a gray or bluish-gray color. Often used as a fabricating element in casement windows in the early to mid 20th century.

Steeple. A tall tower on a building, topped with a spire. A belfry and lantern may be incorporated into the steeple architecture. Often found in religious architecture.

Stewardship. The act of responsible caring for and management of historic resources for future generations.

Stile. A vertical structural member of a paneled door frame.

Stoop. A small staircase ending in a platform, leading up to the entrance of a structure.

Storefront. The façade of a store, typically on the ground floor and facing the street

Street Face. That portion of a block with frontage on a street; there are generally two block faces with frontage on a street.

Streetscape. The relationship of the street, landscaping, and buildings as seen by the eye from public vantage points, such as a street or sidewalk.

Stringcourse. A decorative horizontal band on the exterior wall of a building, typically of brick or stone, and often demarcating the division between floors.

Structure. An item which is constructed or erected and the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground. Includes an edifice or building of any kind.

Stucco. An exterior plaster typically applied in a two-or-three part coating directly onto masonry, or over wood or metal lath. Often used to imitate another material such as stone.

Style. A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also a general quality of a distinctive manner.

Sunburst. A common architectural decorative motif consisting of rays radiating out from a central disk, similar to sunbeams.

Surround. An encircling border or decorative frame, usually at windows or doors.

Sustainability. Sustainability, as it applies to buildings, typically refers to reducing the depletion of critical resources, such as energy, water and raw materials, and minimizing generation of pollution and waste. Maintaining and reusing a historic building helps to achieve sustainability goals by investing in materials and energy already expended, and taking advantage of traditional climate-responsive design, such as operational windows and porches. Historic buildings can increase their sustainability through additional improvements that reduce energy consumption.

T

Terra Cotta. A glazed or unglazed clay based construction material that is lightweight and fire-proof, often used as a substitute for brick or tile. The color of terra cotta varies based on the source of clay; it can be mass produced or custom sculpted.

Transom. A horizontal window opening over a door or window.

Travertine. White or light-colored calcareous rock formed from by deposition from spring waters or hot springs. Can be polished like marble and is often used as a tile.

Tree-lawn. The landscaped area between the street and sidewalk.

Trim. The decorative framing of openings and other features on a façade.

Tripartite. Consisting of three parts.

True divided lights. A window in which multiple individual panes of glass or lights are assembled in the sash using muntins.

Tuckpointing. Use of contrasting colors of mortar in mortar joints, one color matching the brick, and the other a contrasting color to give the impression of a very fine joint. Refer also to Repointing.

Tuscan Order. A classical order of architecture, characterized by simplicity of design. Similar to the Doric Order with the exception that Tuscan columns are supported by a base with an egg-and-dart motif, like that of the Ionic Order.

Glossary of Terms (continued)

Turret. A small slender tower.

V

Vacant Lot. A lot in which there are not permanent structures. Vacant lots within a historic district are almost always non-contributing to the district. Alterations and development of vacant lots are subject to design review.

Vergeboard. See Bargeboard.

Vernacular. A regional form or adaptation of an architectural style. Often utilitarian in nature and stylistically influenced by High-Style architecture.

W

Wall Sign. A sign attached-to or painted on the outside of a building. Wall signs are often located in the traditional sign band above as storefront.

Weatherboard. Wood siding consisting of overlapping boards usually thicker at one edge than the other.

Wind Turbine. A turbine that converts energy from the wind into electrical power.

Window Well. A curved, typically corrugated steel, insert used to isolate basement windows from moisture when they are located below ground and to facilitate egress for emergency escape and rescue.

Wing Wall. A smaller wall attached to a larger wall or structure, often found at an angle. May be structural or used as a decorative element.

