

Purpose of the Design Guidelines

Design Guidelines for historic districts do a number of important things. They are foremost a communication tool between the Architectural Review Commission (A.R.C.) and the public, describing the context of the neighborhood in terms of its history and its architectural styles, while providing a framework or philosophy for design review. Further, they describe in some detail the building elements that are important to each architectural style in the district and suggest a variety of solutions for rehabilitation and new construction that might best preserve the neighborhood's character. Finally, the guidelines are used along with "**The Secretary of the Interior's Standards for Rehabilitation**" by the A.R.C. when reviewing construction activities in Hyde Park Historic District.

The Secretary of the Interior's Standards for Rehabilitation was initially drafted in 1979. This document provides the basis for many design guidelines including that of Hyde Park. The basic philosophy of **The Standards** is best indicated in the definition of rehabilitation as "the process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values." It implies a gentle, thoughtful process which respects the original character of each, historic building, while allowing for orderly change. **The Standards** are included in the next section for reference.