Isleton Asian American National Register District
Design Guidelines

INTRODUCTION

This purpose of this document is to provide guidance and direction for improvements, rehabilitation and/or expansion to those existing structures as well as new structures in the Main Street area of Isleton, historically referred to as the Isleton Chinese and Japanese Commercial District but commonly referred to as Chinatown.

The area consists of 4 blocks of approximately 41 buildings primarily built between the period of 1926 to 1931. These buildings are a mixture of 1 and 2 story brick and frame structures built in the American Movement Commercial style, a style popular in this part of the Delta at that time. Their chief architectural features include but are not limited to gable roofs, articulated parapets, geometric patterns in the facades and second floor balconies. The traditional exteriors of the buildings comprised of wood, brick, stucco and metal tin siding on sides of the structures between buildings. The buildings have traditionally been set immediately behind the sidewalk with open space provided at side and rear yards.

The City of Isleton and its staff have determined and acknowledge that these existing buildings on Main Street contain unique design features and elements. As a result, the City has expressed a desire to see that those elements and features are preserved whether it be rehabilitation of or the expansion of the existing structures. In addition, the City wishes to ensure that new structures in the area fit into the existing architectural character of the area. While it is true that the many of the buildings in this area are in various stages of serious disrepair and as a result, their rehabilitation could prove difficult and costly, the City feels that they are worth saving and their rehabilitation would be of benefit to the district.

These guidelines are intended to provide a direction and set parameters for current and prospective property owners to ensure that the architectural heritage of the area is maintained and continued. Property owners are encouraged to review and familiarize themselves with these guidelines prior to embarking on any improvements or expansions in the area to ensure that the proposed work is commensurate with goals of preserving the character of the area.

These guidelines will hopefully provide an approach to improvement projects without dictating a specific solution. It is the intent of these guidelines to offer direction to the owner and the design consultant while still allowing them the flexibility to personally interpret the guidelines the way they best see fit. This will allow design approaches that will provide dynamic responses that fit the desired goals rather than a static response in which all the buildings would look exactly alike.

While ordinary repairs are an expected part of the ongoing maintenance of a structure, a minor alteration might have an undue effect on the character of the building .Therefore property owners are also encouraged to contact the planning department prior to embarking on any repairs or alterations to the building in order to determine if the proposed efforts fall under the guidelines of this report.

It is important to note that while there are a number of structures that are already qualified historical buildings, not all of the exist structures are. A qualified historical building is one that is listed in or as a contributor to a district in the National Historic Register of Historic Places, or designated as Historic under an appropriate State or Local Law; being old does not automatically make a building historical. Furthermore, qualified historical buildings are eligible to use the historical code section of the California Building Code which allows for a greater degree of flexibility in the repair and rehabilitation of existing structures as well as compliance with the ADA.

Each chapter begins with a series of bullet points that serve to illustrate the overall focus and goals of that section. In addition there are several policy positions and objectives within the section that illustrate the City's desired approach to those positions. These guidelines are to be used in conjunction with the City's Preservation Ordinance.

PURPOSE OF DESIGN GUIDELINES

These guidelines are written for the use of property owners, design professionals as well as the city's planning staff, planning commission and Isleton Historical Society in order to ensure the continued preservation of the unique architectural tradition of the area.

Design Guidelines serve to establish an understanding of the standards and principles governing preservation and design. Buildings do not magically maintain themselves nor can a City assume that each owner will share the City's vision for an area. In the absence of guidelines, the community risks having a hodgepodge of structures with no coherent theme or design. The City has determined that the structures in the subject area have value and therefore have established these guidelines in order to promote and preserve their character and uniqueness.

The primary purpose of this set of guidelines is to establish parameters for the rehabilitation, repair or alteration of existing structures as well as the planning and design of any new structures. These guidelines are not intended to be a rigid set of rules but rather a way to describe the desired design preservation goals while allowing individual approaches and solutions to meet those goals. These goals will ideally assist in preserving and retaining the unique and rich character of the area as well as serves a guide for new construction.

These guidelines will incorporate principles as set forth in the Secretary of the Interiors Standards for the Treatment of Historic Properties (see Appendix A). The overall document can be found at www.nps.gov. Property owners are also encouraged to study The California State Historical Code which can be found at www.dsa/dgs.ca.gov.

Any project whether it should involve an existing structure or a proposed structure will be required to be approved in accordance with the Preservation Ordinance. It is strongly suggested that the property owner and the design team meet with city staff at the outset to discuss the intent of the project as well as the submittal requirements, rules, regulations and timelines governing the proposed work.

REHABILITATION & PRESERVATION OF STRUCTURES

With respect to historic preservation, these guidelines espouse the following focal points:
1. Maintain the overall design focus of the structure.
2. Protect and maintain significant features and stylistic elements
3. Maintain the use of traditional exterior material elements
3. Repair deteriorated historic features and replace only those elements that cannot be repaired.

The first step in planning a preservation project is to identify any significant features and materials of the structure. Retaining such details will greatly enhance the overall quality of the project. If they are in good condition, then selecting an appropriate treatment will provide for proper preservation.

Preservation projects may include a range of activities, such as maintenance of existing historic elements, repairs of deteriorated materials, the replacement of missing features and construction of new additions. When planning a preservation approach, consider the following terms:

1. Preservation: is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.
2. Rehabilitation: is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
3. Restoration: is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.
4. Reconstruction: is the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Materials

These structures contain many historically distinct elements. Featured among them are the use of original materials such as the metal siding between buildings, architectural details such as parapets, window and door openings all of which contribute to the character of these structure. In their totality, elements are referred to as the character defining feature of a structure. They

should be preserved when feasible. As always, continued maintenance is the best preservation method.
In some cases, original architectural details may be deteriorated. Horizontal surfaces such as chimney caps and window sills are more likely to show the most deterioration because they are more exposed to the weather. When deterioration occurs, repair the material and any other related problems. It is also important to recognize that all details weather over time and that a scarred finish does not represent an inferior material but simply reflects the age of the structure. Preserving original materials and features that show signs of wear is better than replacing them.

While restoration of the original feature is the preferred alternative, in kind replacement is also an option. In the event replacement is necessary, the new material should match that being replaced in design, color, texture and other visual qualities. Replacement should only occur if the existing historic material is beyond repair.

Objectives--

- **Preserve and maintain significant stylistic and architectural features.**
- **Avoid adding elements or details that were not part of the original building.**
- **Protect architectural details from moisture accumulation that may cause damage.**
- **Repair only those features that are deteriorated when disassembly of a historic element is necessary for its restoration, use methods that minimize damage to the original materials Use technical procedures for cleaning, refinishing and repairing architectural details that will maintain the original finish.**
- **Replacement of missing or deteriorated architectural elements should be accurate.**
- **When reconstruction of an element is impossible, develop a new design that is a simplified version of it.**
- **Historic building materials and craftsmanship add textural qualities as well as visual continuity and character to the streetscape and should be preserved.**
- **Retain and preserve original wall and siding materials Do not cover or obscure original facade materials**
- **Preserve masonry features that define the overall historic character of the building**
- **Preserve the original mortar joint and masonry size unit, the tooling and bonding patterns, coatings and color when feasible.**
- **Repoint only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing.**
- **Maintain protective coatings to retard drying and ultraviolet damage.**
- **Plan repainting carefully**
- **Repair deteriorated primary building materials by patching piecing in consolidating or reinforcing them.**
- **When replacement of facade material is needed use materials similar to those employed historically.**

Windows and Doors

Windows and doors are some of the most important character defining features of a structure. The give scale to the structure and provide visual interest to the composition of the individual facades. These features are inset into relatively deep openings in a building wall or they have surrounding casings and sash components that have substantial dimensions. They also cast shadows that contribute to the character of the building.

Objectives--

- **Preserve the functional and decorative features of historically significant windows and doors**
- **Maintain historically significant window and door properties.**
- **Maintain the historic window arrangement on the facade of the structure.**
- **Do not add window or door openings on character defining facades.**
- **Repair wooden window and door components by patching or reinforcing the wood.**
- **When window or door replacement is necessary, match the replacement to the original design as much as is feasible.**
- **A new opening should be similar in location size and type to those existing.**
- **New windows and doors should be finished with trim elements similar to existing.**

ADDITIONS AND/OR ALTERATIONS

With respect to additions and alterations, these guidelines espouse the following focal points:
1. Design additions and alterations to be compatible with the historic character of and appearance of the property in terms of design, materials and treatments.
2. Avoid alterations that would damage historic features or materials.
Avoid alterations using exterior materials and treatments not being used in the area.

It is important that any addition or alteration be designed so as to respect the character of the original structure in terms of design, scale and features. Any design must be done with care to minimize the effects on the main structural form. Care must be taken to avoid inconsistencies between the existing structure and the proposed work. The addition should always be subordinate in scale to the existing structure so as not to change the structure's existing focus.

It is important to keep in mind that a substantial alteration and/or addition might trigger or be affected by the American with Disabilities Act or ADA as well as the FEMA guidelines and the City's guidelines for construction within flood plains. It is highly recommended that the property owner consult with the City and a design consultant prior to beginning any alteration or expansion.

Objectives--

- **The addition and/or alteration must be compatible, not a copy of the character of the existing structure.**
- **The addition and/or alteration must be compatible and/or subordinate in scale to the existing structure.**
- **Additions should be located toward the rear of the existing building.**
- **The addition and/or alteration must use materials consistent with those found in the original structure.**
- **Make all efforts to repair and preserve features that are deteriorated using standard preservation methods. Replace only those that cannot be repaired.**
- **Make all efforts to use new materials that fit the context of the building as much as possible.**
- **Use windows and doors that are similar in character to existing but do not replicate.**

NEW STRUCTURES

With respect to new construction, these guidelines espouse the following focal points:

1. New Design to be compatible in scale and size to existing structures.
2. New Design to maintain the same front setback as existing structures.
3. New Design to reflect exist architectural components and features as are found in existing structures.
4. New Design to use similar materials as used in existing structures.

The existing structures are a mixture of 1 and 2 story buildings. Although they are not all the exact same size, the 1 story structures are typically approximately 25 wide and 16 feet high (top of parapet) and the 2 story are approximately 28 feet wide and 28 feet high(top of parapet). It is imperative that new structures maintain similar proportions, scale and size as existing buildings. It is not crucial that they be the exact same size as the building next door but they need to be similar so as not to be discontinuous.

The existing buildings all are situated behind the sidewalk and as a result create a specific and consistent relationship between building and pedestrian. In fact some buildings project over the sidewalk. Unfortunately the city right of way begins behind the sidewalk and the building code does not allow a building or its components excepting awnings to project over a right of way or property line. Therefore a new building will not be able to duplicate that feature.

The existing structures in the area contain specific architectural components such as gable roofs, articulated parapets, geometric patterns in the facades, etc. that are repeated throughout the project area. It is imperative that the new design replicate those components and features. It is not necessary to literally copy the actual components as seen in the adjacent building. Rather a new design can interpret the components and features in such a way that the design is distinct yet still compatible thus allowing a consistent theme without being repetitive. Existing structures do not have solid facades, in other words they contain generous amounts of glazing. Typically about 25% of the front wall is glazing; this ratio of glazing should be reflected in new structures and is required as per City of Isleton Resolution 87-2.

There are several building materials used on a reoccurring basis throughout the area namely brick, horizontal and vertical wood siding on the front ,sides and or rear of the building and metal tin siding on the sides of the building. It is imperative that new designs incorporate these materials into the design. It is not required that the new building have a brick, wood or metal exterior identical to the structure next door but rather that the design incorporate the use of these materials. A building design using vinyl siding or concrete would be out of character and not acceptable

Objectives--

- **New designs to be 1 or 2 story structures at maximum.**

- **New designs should be consistent with the existing scale, proportion, size, width and heights found in existing buildings. Designs that are significantly taller or wider than those existing buildings would change the established scale and proportion which is not acceptable.**
- **New structures shall be so situated so that the front of the building is directly behind the sidewalk. Rear and side yards are allowed as per the provisions of the zoning ordinance.**
- **New designs shall incorporate a front facade wall that features an articulated or stepped parapet.**
- **New designs shall incorporate geometric patterns over the windows in the front facade wall.**
- **New designs featuring brick will incorporate raised courses and cornice moldings**
- **New designs will feature a gable roof behind the parapet. Whereas there is no established roof pitch, rolled roofing is not in line with existing roofs therefore the roof pitch should be sufficient to incorporate shingles or metal roofing systems.**
- **New designs shall have a front facade wall with a minimum of 25% glazing**
- **The glazing shall occur at ground level in order to allow visibility into the structure.**
- **The front entryway shall be set back from the sidewalk a sufficient distance to allow the door opening without interfering with passing pedestrian traffic.**
- **Side yard fencing shall be wooden, vertical pattern not horizontal, painted and a maximum of 6 feet high.**
- **New designs will use exterior materials such as brick, horizontal or vertical wood siding, stucco and or metal siding. The wood siding is to be painted or stained. If metal siding is used on the sides of the building the material shall be the brick patterned tin which is still available, rusted metal steel vertical paneling or a similar product**

MECH/ELEC EQUIPMENT, EXTERIOR LIGHTING & SIGNS

With respect to equipment, exterior lighting and signage these guidelines espouse the following focal points:
1. Minimize the impact on the structure
2. Do not draw attention away from the structure

Mechanical and Electrical Equipment

Today buildings are served by utilities and mechanical/electronic equipment such as telephone, electrical, cable, gas meters, satellite dishes, etc. Whereas they are a vital and intrinsic part of modern life their existence need not be obvious. Whether it be for an addition, alteration or new construction, adequate care must be taken to minimize their visual impact on the structure.

Objectives--

- **Screen satellite dishes & TV/Radio antennae from street view**
- **Minimize the visibility of and/or screen mechanical equipment from street view**
- **Trash enclosures should be set at rear of parcel**

Lighting

Exterior lighting is an integral part of a building both from the aesthetic as well as the security standpoint. Care must be given that new or replacement fixtures do not detract from the character of the building or draw unnecessary attention to themselves.

Objectives--

- **Exterior fixture shall be of a design that is commensurate with the overall character of the building and area; no modern stream lined fixtures are allowed.**
- **Fixtures shall include adequate and proper shielding**
- **Bulbs shall be incandescent or similar; fluorescent bulbs are not acceptable**

Signs

Whereas the City realizes that signage is important to the attraction of business and clientele, it must be done in a fashion that does not detract from the appearance of the buildings.

Objectives--

- **No roof top billboards which are visible from the street shall be allowed**
- **Sign colors shall be compatible with building colors**
- **No sign shall project into the public right of way**
- **Neon signs have been used historically therefore they are acceptable but they are not to be of the flashing type.**

GREEN CONSTRUCTION

With respect to green building, these guidelines espouse the following focal points:
1. Minimize the impact on the structure
2. Do not draw attention away from the structure
3. Maintain the overall character of the building and area

A "green" building usually refers to a structure that focuses on, through a vast array of practices and techniques, increasing the efficiency of resource use — energy, water, and materials — while reducing impacts on the environment during the building's lifecycle, through better siting, design, construction, operation and maintenance while reducing waste and pollution. Green building o4en emphasizes taking advantage of renewable resources, e.g., using sunlight through passive solar, active solar, and photovoltaic techniques and using plants and trees through green roofs, rain gardens, and for reduction of rainwater run-off.

Green buildings often include measures to reduce energy use. To increase the efficiency of the building envelope, (the barrier between conditioned and unconditioned space), they may use high-efficiency windows and insulation in walls, ceilings, and floors. Another strategy, passive solar building design, is often implemented in low-energy homes. Designers orient windows and walls and place awnings, porches, and trees to shade windows and roofs during the summer while maximizing solar gain in the winter. In addition, effective window placement (daylighting) can provide more natural light and lessen the need for electric lighting during the day. Solar water heating further reduces energy loads.

Onsite generation of renewable energy through solar power, wind power, hydro power, or biomass can significantly reduce the environmental impact of the building. Power generation is generally the most expensive feature to add to a building.

The need and desire to go "green" is only going to increase over time. In fact there are already counties that have volunteer green building ordinances and there is discussion that the next version of the building code will contain green building requirements. There is no reason why the current structures as well as any new buildings cannot made more energy efficient and still stay true to the architectural heritage of the area.

Objectives--

- **Solar and other green devices should be screened from view or placed where they are not visible from the public right of way**
- **If existing single pane windows are replaced with more efficient dual pane windows, take care that the style of the window matches the existing style and character of windows. The framing components of the windows need to be wood; vinyl windows are not compatible with the area**
- **Structural components that are more energy efficient than standard wood frame construction can and should be covered with wood, brick or metal commensurate with the materials already being used to maintain the visual context of the area.**

ADA

Since most of the buildings in the area are commercial in use, they are subject to the requirements of the American with Disabilities Act or ADA. Residential uses are not so those buildings that are residential or those portions of commercial buildings that are residential in use are not affected. All new structures built in the area must meet the complete requirements of the ADA. Care must be taken to incorporate the requirements for accessibility into the design of the structure so as to still fit into the existing character of the area.

It is important to understand that the while the ADA affects buildings it is not a part of the building code but rather a civil rights law. Therefore the fact that a building is existing and as a result "grandfathered in" per the building code does not apply with respect to the ADA. All existing commercial structures are required to make efforts to comply with the requirements of the ADA. Substantial improvements, alterations or additions to exist buildings will also trigger the requirements of the ADA. There are certain and specific instances where due to the existing conditions of the building not all of the provisions may be structurally possible.

Furthermore there are some instances where a qualified historical building may not have to meet all of the requirements of the ADA. Keep in mind that a qualified historical building is one that is listed in the National Historic Register of Historic Places or designated as Historic under an appropriate State or Local Law; being old does not automatically make a building historical. In this case a building might be allowed to make alternate modifications if it can be determined that compliance with specific requirements would destroy the historical significance of the building.

While the City understands the needs and benefits of making existing and new buildings accessible, it stresses that every effort be made to detract from the historical nature of the area. The requirements for meeting ADA accessibility requirements for existing structures is very complicated. It is highly recommended that the property owner consult the current version of the California Historical Code, a design or ADA consultant and the City to determine how your project will be affected.

Objectives--

- **Make every effort to design each accessibility component so that it fits into the architectural character of the structure.**
- **Use materials that will blend the components into the building as much as possible to reduce their obtrusiveness.**
- **Make every effort to design the accessibility components so that they do not draw attention to themselves and away from the building.**
- **If possible and appropriate, use the Historical Building Code provisions for accessibility.**

CONSTRUCTION IN FLOOD ZONES

With respect to flood zones, these guidelines espouse the following focal points:
1. Maintain the overall design focus of the structure.
2. Screen and/or minimize the visual impacts on the structure
3. Design elements to fit into the existing character of the structure

Isleton currently lies below the 100 year flood plain therefore all new construction and substantial additions and/or improvements to existing structures must meet both the FEMA guidelines for construction in flood plains as well the City of Isleton Flood Ordinance. These documents specify above and beyond the requirements of the current California Building Codes, for construction with in flood planes with respect to commercial and residential uses; their requirements are non-negotiable and must be adhered to. As presently configured the 100 year flood plain varies but is several feet above the top of sidewalk in the project area; therefore there will be a mixture of conventional building materials allowed above the flood plain elevation and those acceptable to FEMA below the flood plain elevation used on structures in the area. It is crucial that the 100 year Flood Plane Elevation is determined on each parcel in order to know at what elevation above grade the FEMA guidelines will apply.

The FEMA guidelines specify what type of building materials are allowed within flood plains. These guidelines can be found at www.fema.gov under the publications link as Flood Resistant Materials Requirements, Technical Bulletin 2-93. The City of Isleton Flood Ordinance can be found at City Hall.

These guidelines also apply to existing structures undergoing "substantial improvements or repairs". The requirements for meeting flood zone requirements can be complicated. It is highly recommended that the property owner consult the FEMA guidelines, a design consultant and the City to determine how your project will be affected.

Objectives--

- **Make every effort to use only those approved building materials found in the FEMA guidelines which also fit into the overall character of the structure and area.**

Appendix A
Secretary of Interior's Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Secretary of Interior's Standards for Restoration

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

10. Designs that were never executed historically will not be constructed.

Secretary of Interior's Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.

6. Designs that were never executed historically will not be constructed.