

(2) GUIDELINES MAY INCLUDE DESIGN CHARACTERISTICS INTENDED TO MEET THE NEEDS OF PARTICULAR TYPES OF SITES, STRUCTURES, AND DISTRICTS, AND MAY IDENTIFY CATEGORIES OF CHANGES THAT ARE SO MINIMAL IN NATURE THAT THEY DO NOT AFFECT HISTORIC, ARCHEOLOGICAL, OR ARCHITECTURAL SIGNIFICANCE AND REQUIRE NO REVIEW BY THE COMMISSION. THESE GUIDELINES SHALL BE UTILIZED BY THE COMMISSION IN ITS REVIEW OF APPLICATIONS.

(B) In reviewing [the plans for any such construction or change] APPLICATIONS, the commission shall give consideration to:

(1) [the historic] THE HISTORIC, ARCHEOLOGICAL, or architectural [value and] significance of the SITE OR structure and its relationship to the [historic value] HISTORIC, ARCHEOLOGICAL, OR ARCHITECTURAL SIGNIFICANCE of the surrounding area;

(2) [the] THE relationship of the exterior architectural features of [the] A structure to the remainder of the structure and to the surrounding area;

(3) [the] THE general compatibility of exterior design, SCALE, PROPORTION, arrangement, texture, and materials proposed to be used; AND

(4) [to any] ANY other factors including aesthetic factors which the commission deems to be pertinent.

8.07.

The commission shall consider only exterior features of a structure and shall not consider any interior arrangements. Also, the commission shall not disapprove an application except with respect to the several factors specified in § 8.06 above.

8.08.

The commission shall be strict in its judgment of plans for [those structures deemed to be valuable according to studies performed for districts of historic or architectural value] SITES OR STRUCTURES DETERMINED BY RESEARCH TO BE OF HISTORIC, ARCHEOLOGICAL, OR ARCHITECTURAL SIGNIFICANCE. The commission shall be lenient in its judgment of plans for SITES OR structures of little [historic value] HISTORIC, ARCHEOLOGICAL, OR ARCHITECTURAL SIGNIFICANCE, or for plans involving new construction, unless such plans would seriously impair the [historic] HISTORIC, ARCHEOLOGICAL, or architectural [value] SIGNIFICANCE of THE surrounding [structures of the surrounding area] SITE OR STRUCTURE. A commission is not required to limit [new] construction, RECONSTRUCTION, OR alteration[, or repairs] to the architectural style of any one period.

8.09.

(a) If an application is submitted for [reconstruction] CONSTRUCTION, RECONSTRUCTION, or [alterations] ALTERATION affecting A SITE OR the exterior [appearance] of a structure or for the moving or demolition of a structure, the preservation of which the commission [deems] CONSIDERS TO BE of unusual importance to the county or municipal corporation or unusual importance to the entire