

general compatibility of exterior design, arrangement, texture, and materials proposed to be used; and (4) to any other factors including aesthetic factors which the commission deems to be pertinent.

43. 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 Section 42 above.

44. 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. The commission shall be lenient in its judgment of plans for structures of little historic value or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding structures or the surrounding area. A commission is not required to limit new construction, alteration, or repairs to the architectural style of any one period.

45. If an application is submitted for repairs or alterations affecting the exterior appearance of a structure or for the moving or demolition of a structure, the preservation of which the commission deems of unusual importance to the county or municipal corporation or of unusual importance to the entire state or nation, the commission shall attempt with the owner of the structure to formulate an economically feasible plan for the preservation of the structure. Unless in these circumstances the commission is satisfied that the proposed construction, alteration, or repair will not materially impair the historic value of the structure, the commission shall reject the application for repair or alteration, filing a copy of its rejection with the building inspector by whatever name known of the county or municipal corporation. An application for any such repair or alteration, if rejected, shall not be renewed within a period of one year after the rejection.

46. In the case of a structure deemed to be valuable for the period of architecture it represents and important to the neighborhood within which it exists, the commission may approve the proposed repair or alteration despite the fact the changes come within the provisions of Section 45 above if (1) the structure is a deterrent to a major improvement program which will be of substantial benefit to the county or municipal corporation; (2) retention of the structure would cause undue financial hardship to the owner; or (3) the retention of the structure would not be to the best interests of a majority of persons in the community.

47. All meetings of a commission shall be open to the public. Any interested person or his representative is entitled to appear and be heard by the commission before it reaches a decision on any matter. The commission shall keep an open record of its resolutions, proceedings, and actions which shall be kept available for public inspection during reasonable business hours.

48. The commission shall file with the building inspector by whatever name known of the county or municipal corporation a certificate of its approval, modification, or rejection of all applications and plans submitted to it for review. Work shall not be commenced on any such project until such a certificate of approval has been filed, and the building inspector shall not issue a building permit for