

State or nation, the commission shall attempt with the owner of the structure to formulate an economically feasible plan for the preservation of the SITE OR structure. Unless in these circumstances the commission is satisfied that the proposed construction, alteration, or reconstruction will not materially impair the [historic value] HISTORIC, ARCHEOLOGICAL, OR ARCHITECTURAL SIGNIFICANCE of the SITE OR structure, the commission shall reject the application [for reconstruction 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 reconstruction or alteration, if rejected, shall not be renewed within a period of one year after the rejection.]

(b) If an application is submitted for CONSTRUCTION, reconstruction, OR alteration, or for THE moving or demolition of a SITE OR structure that the commission [deems] CONSIDERS TO BE of unusual importance and no economically feasible plan can be formulated, the commission shall have ninety days from the time it concludes that no economically feasible plan can be formulated to negotiate with the owner and other parties in an effort to find a means of preserving the [building] SITE OR STRUCTURE.

8.10.

In the case of a SITE OR structure [deemed] CONSIDERED to be valuable for [the period of architecture it represents and important to the neighborhood within which it exists] ITS HISTORIC, ARCHEOLOGICAL, OR ARCHITECTURAL SIGNIFICANCE, the commission may approve the proposed [reconstruction or] CONSTRUCTION, RECONSTRUCTION, alteration, MOVING, OR DEMOLITION despite the fact the changes come within the provisions of § 8.09 [above] OF THIS SUBTITLE if:

(1) [the] THE SITE OR structure is a deterrent to a major improvement program which will be of substantial benefit to the county or municipal corporation;

(2) [retention] RETENTION of the SITE OR structure would cause undue financial hardship to the owner; or

(3) [the] THE retention of the SITE OR structure would not be to the best interests of a majority of persons in the community.

8.11.

[All meetings of a commission shall be open to the public.] THE COMMISSION SHALL ADOPT SUCH RULES AND REGULATIONS AS MAY BE NECESSARY FOR THE PROPER TRANSACTION OF ITS BUSINESS. Any interested person or [his] A PERSON'S representative is entitled to appear and be heard AT ANY PUBLIC HEARING CONDUCTED 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].

8.12.

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 such change or construction unless