

alter, [repair] *reconstruct*, move, demolish, or make the addition. Every such application shall be referred to and considered by the historic district commission and *accepted or rejected by the Commission*. No permit for any such change may be granted until the commission has acted thereon as hereinafter provided.

#### 8.09.

(a) If an application is submitted for [repairs] *reconstruction* 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 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] *reconstruction* will not materially impair the historic value of the structure, the commission shall reject the application for [repair] *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 [repair] *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 reconstruction, alteration, or for moving or demolition of a structure that the commission deems 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.*

#### 8.10.

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] *reconstruction* or alteration despite the fact the changes come within the provisions of Section 8.09 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.

#### 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 and until he has received such a certificate of approval. If there is no building inspector in the county or municipal corporation, the owner, lessee, or tenant of the property and premises shall not commence the proposed work or change