HOWARD COUNTY

REPAIRS OR ALTERATION AFFECTING THE EXTERIOR APPEARANCE OF A STRUCTURE OR FOR THE MOVING OR DEMOLITION OF A STRUCTURE WHICH THE COMMISSION DEEMS OF UNUSUAL IMPORTANCE TO THE COUNTY, OR UNUSUAL IMPORTANCE TO THE ENTIRE STATE OR NATION, THE COMMISSION SHALL ENDEAVOR TO WORK OUT WITH THE OWNER AN ECONOMICALLY FEASIBLE PLAN FOR THE PRESERVATION OF SUCH STRUCTURE.

(B) UNLESS THE COMMISSION IS SATISFIED THAT PROPOSED CONSTRUCTION, ALTERATION, RECONSTRUCTION OR REPAIR WILL NOT MATERIALLY IMPAIR THE HISTORIC VALUE OF A STRUCTURE, THE COMMISSION SHALL REJECT THE APPLICATION FOR CONSTRUCTION OR ALTERATION AND SHALL FILE WITH THE DEPARTMENT OF PUBLIC WORKS A COPY OF THE REJECTION OF SUCH APPLICATION.

(C) IN THE ABSENCE OF A CHANGE IN SUCH STRUCTURE ARISING FROM CASUALTY, NO NEW APPLICATION FOR THE SAME OR SIMILAR WORK SHALL BE FILED WITHIN ONE YEAR AFTER SUCH REJECTION.

(D) 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 (90) 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.

(E) IN THE CASE OF ANY 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 RECONSTRUCTION OR ALTERATION DESPITE THE FACT THAT THE CHANGES COME WITHIN THE PROVISION OF PARAGRAPHS (A) THROUGH (D) ABOVE, IF:

(1) SUCH STRUCTURE IS A DETERRENT TO A MAJOR IMPROVEMENT PROGRAM WHICH WILL BE OF SUBSTANTIAL BENEFIT TO THE COUNTY.

(2) RETENTION OF SUCH STRUCTURE WOULD CAUSE UNDUE FINANCIAL HARDSHIP TO THE OWNER, OR

(3) RETENTION OF SUCH STRUCTURE WOULD NOT BE IN THE INTEREST OF A MAJORITY OF THE PERSONS IN THE COMMUNITY.

D. — MEETINGS

1. ALL MEETINGS OF THE COMMISSION SHALL BE OPEN TO THE PUBLIC. ANY PERSON, OR HIS DULY CONSTITUTED