

(b) The Maryland Historical Trust may be designated by the commission to make an analysis of and recommendation concerning the preservation of [structures] SITES, STRUCTURES, OR DISTRICTS of [historic] HISTORIC, ARCHEOLOGICAL, [and] architectural [value], OR CULTURAL SIGNIFICANCE within the area served by the commission. Such report may include proposed boundaries of SITES, STRUCTURES, OR districts [and the use recommended to be permitted in the districts] as well as [identify and designate] MAKE RECOMMENDATIONS FOR THE IDENTIFICATION AND DESIGNATION OF particular SITES, structures, OR DISTRICTS [recommended] to be preserved.

8.04.

[The] SUBJECT TO ANY REQUIREMENTS OF A COUNTY OR MUNICIPAL CORPORATION GOVERNING THE ACQUISITION OF EASEMENTS, THE commission may [purchase architectural] ACQUIRE easements in connection with INDIVIDUAL SITES OR STRUCTURES, OR WITH SITES OR structures located in or adjacent to [the] A LOCALLY DESIGNATED historic district. Such [easement shall] EASEMENTS MAY grant to the commission, the residents of the historic district, and the general public the [perpetual] right [to have the exterior appearance of] TO ENSURE THAT ANY SITE OR any structure AND SURROUNDING PROPERTY upon which it is applied [retained in substantially the same character as when the easement took effect] IS PROTECTED, IN PERPETUITY, FROM CHANGES WHICH WOULD AFFECT ITS HISTORIC, ARCHEOLOGICAL, OR ARCHITECTURAL SIGNIFICANCE.

8.05.

Before the construction, alteration, reconstruction, moving, or demolition of any [structure] SITE OR STRUCTURE is made within the county or municipal corporation, if any EXTERIOR changes are involved which would affect the [exterior appearance of a] HISTORIC, ARCHEOLOGICAL, OR ARCHITECTURAL SIGNIFICANCE OF A SITE OR structure within a [locally] designated [historic] district, ANY PORTION OF WHICH IS [and] visible or intended to be visible from [an adjacent] A public way, the person, individual, firm, or corporation proposing to make the construction or change shall file with the commission an application for permission to [build] CONSTRUCT, alter, reconstruct, move, OR demolish[, or make the addition] THE SITE OR STRUCTURE. Every such application shall be referred to and considered by the [historic district] commission and accepted or rejected by the commission. AN APPLICATION WHICH IS IDENTICAL TO A REJECTED APPLICATION SHALL NOT BE RESUBMITTED WITHIN A PERIOD OF ONE YEAR AFTER THE REJECTION. No permit for any such change may be granted until the commission has acted thereon as hereinafter provided.

8.06.

(A) (1) A COUNTY OR MUNICIPAL CORPORATION SHALL ADOPT REHABILITATION AND NEW CONSTRUCTION DESIGN GUIDELINES FOR DESIGNATED SITES, STRUCTURES, AND DISTRICTS WHICH ARE CONSISTENT WITH THOSE GENERALLY RECOGNIZED BY THE MARYLAND HISTORICAL TRUST.