

DRAFTER'S NOTE: In subsection (a) of this section, the defined term "local jurisdiction" is substituted for the former reference to "county or municipal corporation" for consistency throughout the article.

Also in subsection (a) of this section, the former reference to "individual, firm, or corporation" is deleted as included within the defined term "person".

8.06. Guidelines for construction or change; review of application.

(a) (1) A [county or municipal corporation] LOCAL JURISDICTION shall adopt GUIDELINES FOR rehabilitation and new construction design [guidelines] for designated sites, structures, and districts [which] THAT are consistent with those generally recognized by the Maryland Historical Trust.

(2) (I) [Guidelines] THE GUIDELINES ADOPTED UNDER THIS SECTION may [include design] INCLUDE:

1. DESIGN characteristics intended to meet the needs of particular types of sites, structures, and [districts, and may identify] DISTRICTS; AND

2. IDENTIFICATION OF categories of changes that are so minimal in nature that they do not affect historic, archeological, or architectural significance and require no review by [the] A HISTORIC DISTRICT COMMISSION OR HISTORIC PRESERVATION commission.

(II) [These] A HISTORIC DISTRICT COMMISSION OR HISTORIC PRESERVATION COMMISSION SHALL USE THE guidelines [shall be utilized by the Commission] in [its] THE COMMISSION'S review of applications.

(b) In reviewing applications, [the] A commission shall [give consideration to] CONSIDER:

(1) The historic, archeological, or architectural significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area;

(2) The relationship of the exterior architectural features of [a] THE structure to the remainder of the structure and to the surrounding area;

(3) The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used; and

(4) Any other [factors including aesthetic factors] FACTORS, INCLUDING AESTHETICS, which the HISTORIC DISTRICT COMMISSION OR HISTORIC PRESERVATION commission [deems to be] CONSIDERS pertinent.

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