

For the purposes of this [subtitle] section each county and each municipal corporation may establish, change, lay out, and define districts which are deemed to be of historic or architectural value, following the procedure in such county or municipal corporation applicable to the establishment or change of areas and classifications of zoning.

[40]*8.03 Historic District Commission*

A county or a municipal corporation may create a commission to be called "the historic district commission". The commission shall have a membership of from three to seven persons all of whom are qualified by interest and agree to serve on this commission and all of whom are residents of the county or municipal corporation as the case may be. The members shall be appointed for terms of three years each except that in making the initial appointments some appointments shall be established for less than three years in order that as these initial terms expire all appointments shall be for three years and shall not expire at the same time. Members of any commission are eligible for reappointment. Any vacancy on a commission shall be filled by the appointing authority for the unexpired term of the particular position. County or municipal authorities may consult private societies or agencies to request the names of possible members on a commission. The Commission shall have the right to accept and use gifts for the exercise of its functions.

[40A]*8.04 Architectural Easements*

The commission may purchase architectural easements in connection with structures located in or adjacent to the historic district. Such easement shall grant to the commission, the residents of the historic district, and the general public the perpetual right to have the exterior appearance of any structure upon which it is applied retained in substantially the same character as when the easement took effect.

[41]*8.05 Application for Permission to Build*

Before the construction, alteration, repair, moving, or demolition of any structure is made within the county or municipal corporation, if any changes are involved which would affect the exterior appearance of a structure visible or intended to be visible from an adjacent public way in the district, the person, individual, firm, or corporation proposing to make the construction or change shall file with the commission an application for permission to build, alter, repair, move, demolish, or make the addition. Every such application shall be referred to and considered by the historic district commission and no permit for any such change may be granted until the commission has acted thereon as hereinafter provided.

[42]*8.06 Reviewing Plans*

In reviewing the plans for any such construction or change the commission shall give consideration to (1) the historic or architectural value and significance of the structure and its relationship to