

missioners or county council of every county in the State and the mayor and city council, by whatever name known, of every municipal corporation in this State and the mayor and city council of Baltimore City have power by ordinance or resolution to regulate the construction, alteration, [repair] *reconstruction*, moving and demolition of such structures within their respective limits. Hereafter in this [section] *subtitle* such counties and municipal corporations are referred to as "county" or "counties" or "municipal corporation" as the case may be.

(b) The purpose of an ordinance or resolution in any county or municipal corporation shall be (1) to safeguard the heritage of the county or municipal corporation by preserving the district therein which reflects elements of its cultural, social, economic, political, or architectural history; (2) to stabilize and improve property values in such a district; (3) to foster civic beauty; (4) to strengthen the local economy; and (5) to promote the use and preservation of historic districts for the education, welfare, and pleasure of the residents of the county or municipal corporation.

### 8.03.

(a) 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 *special interest, knowledge or training in such fields as history, architecture, preservation or urban design* 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.

(b) *The Maryland Historical Trust may be designated by the commission to make an analysis of and recommendation concerning the preservation of structures of historic and architectural value within the area served by the commission. Such report may include proposed boundaries of districts and the use RECOMMENDED to be permitted in the districts as well as identify and designate particular structures RECOMMENDED to be preserved.*

### 8.05.

Before the construction, alteration, [repair] *reconstruction*, 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,