

Chapter 1:

PREFACE



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This handbook was originally published and adopted in 1983. Since that time, Concord's Historic Districts have grown in popularity and continue to be focal points of the community. The revised and expanded handbook is intended to further enhance the preservation efforts of Concord's Historic Districts.

The handbook explains how the regulations work and answers the most frequently asked questions about living in a Historic District. It also provides

background about the history and the architecture of Concord's Historic Districts. It illustrates the importance of physical features and sound site planning practice in the process of historic preservation. Additionally, the handbook is intended to serve as a supplement to Article XI of the City of Concord Zoning Ordinance and as a guide and reference manual for the Historic Preservation Commission in their deliberations.

Included in this information is a glossary of common architectural terms and a list of reference materials. Also included is The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, the basis for a majority of the design requirements of the Districts. Whenever possible, photographs and illustrations have been included as examples of desirable features, details, and architectural styles.

One purpose of traditional zoning is to plan a community's ultimate physical design. Conversely, historic zoning is designed to preserve significant architectural and historical character. Historic zoning encompasses a specific geographical area and may include properties which have no distinctive historic features; however, combined with the properties which have such features, a total historic character is created.

Concord's Historic Districts consist of three such areas. The North and South Union Street Historic Districts were established in 1982. In 1988, the Edgewood Neighborhood was designated as a Historic District. The North and South Union Street Historic Districts are listed in "The National Register of Historic Places," whereas the Edgewood District is a locally designated district.

With the first designations, the Concord Historic District Commission was established in order to promote, enhance and preserve the character of the district, and to administer the Commission's

Ordinance. With the passage of Senate Bill 139 in 1989, the North Carolina General Statutes were amended to allow consolidation of historic district and historic properties commissions into “historic preservation commissions.” As a result, the name of the Concord Historic District Commission was changed to the Concord Historic Preservation Commission in June 1991.