

HPOZ Land Development Question and Answers

People's Question #1

Are alleyways behind some backyards in Jefferson Park recognized by HPOZ as special ecological zones? If so would there be any special requirements imposed by a new HPOZ status?

City Planning Dept.

1) The alleyways of Jefferson Park are an important part of the neighborhood's traditional urban form and are therefore considered a historic element of the proposed HPOZ. Alleyways would therefore be protected and preserved under the proposed HPOZ designation, similarly to all other historic features.

If someone wanted to do something that changes the look of an alley, the project would have to be reviewed according to the guidelines found in the (draft) Jefferson Park Preservation Plan, which contains a Chapter on the "Public Realm: Streetscapes, Alleyscapes, Parks & Public Buildings."

Right now, there are only very basic guidelines having to do with alleys, such as:

- 1) "Preserve existing alleys as public rights-of-ways.
- 2) Preserve traditional relationships between alleys and garages
- 3) Preserve traditional fencing along the alley right-of-way
- 4) The introduction of new fencing should be compatible with existing historic fencing."

People's Question #2

Does the creation of an HPOZ give current residents more control of land development considerations in their immediate community? If so, how?

City Planning Dept.

2) Yes, an HPOZ does increase local control over local developments because it provides a mechanism for all major projects to come before a community (HPOZ Board) meeting (where questions and concerns can be raised) and that new development would have to follow a set of locally defined design guidelines, called a Preservation Plan - a draft of which is available in the library.

People's Question #3

Does the creation of a Historical Preservation Overlay Zone (HPOZ) have anything to do with increases in tax and insurance costs that can price retired and elderly people out of their homes?

City Planning Dept.

3) No, a HPOZ would not directly affect taxes or insurance costs. And actually owning a "contributing" (ie. historic) property in the HPOZ makes one eligible for property tax breaks - if you apply for, and are entered into something called the Mills Act program. I'd be happy to share more info on that program if you'd like.