

PHT *newsletter*

PENANG HERITAGE TRUST • PERSATUAN WARISAN PULAU PINANG

c/o 19 Kelawei Road, 10250 Penang, Malaysia • Tel/Fax: 04 - 226 1358

Number 47/48

January/February 1998

*Selamat
Hari Raya
Aidilfitri*

*Jong Xi
Fa Cai*

*And our very best wishes
at this
double festive occasion*

The Chairman and Members
of the
Penang Heritage Trust Council

The ringgit fell to record lows against the US dollar and the stock market continued to be bruised and battered. The Penang government prepared itself to abide by a new directive from the federal government requiring all state government departments and agencies to restructure their spending programmes to reduce their costs. The state executive council announced its intention to discontinue its practice of entertaining its guests to lunch and giving them expensive souvenirs. The municipal council decided to stop giving out free T-shirts to the participants in its *gotong royong* projects. And at a forum called *Economic Turbulence: How It Affects Us* Dr Koh Tsu Koon, the Chief Minister, said: "We should not be too gloomy and lose our cool. Although we are going through a period of winter, spring is just around the corner."

Asia; she described the improvement in the city's ranking this year from 10th to 5th as "a momentous leap indicating that we are heading in the right direction". She promised that the state government "would do all it could" to get the city recognised by UNESCO as a World Heritage site, as this would surely give the island's growing tourism industry a further boost.

Cheong Fatt Tze Restoration Tour

The newly-restored
Cheong Fatt Tze mansion
is now open to tour groups
on Mondays, Wednesdays,
and Saturdays. The tour
will start at 11 am and the
charge is RM10 per person.

For further information
contact Loh-Lim
Tel: 2610076
Fax: 2615246

Portrait of the month

The Penang Heritage Trust organized a signature campaign to support the state government's *Heritage Guidelines for Conservation Zones, Inner City of George Town, Penang*. The municipal council gave the incentives proposed in the guidelines to a development on Church Street and another on Love Lane. It also visited the group of five old shophouses known as 20 Leith Street to see if their transformation into a pub cum two restaurants followed the guidelines and the project could be given the same incentives.

Special austerity-drive membership offer

Join the
Penang Heritage Trust
in July or August 1998
and pay only RM68

Contact Lee Laine
Tel/Fax: 8901451

Dato' Kee Phaik Cheen, the state executive councillor for Culture, Arts, and Tourism, became very excited by news that *Asiaweek*, a regional magazine, had once again ranked George Town among the top ten most liveable cities in

Do the people now in charge of the Penang Botanical Gardens have the first idea how to protect its natural beauty and heritage character? Are they up to the job of managing a public place that carries with it the burden of good taste? Pamela Ong, Justin and Elsie Choo, regular visitors to the 114-year old park, have something to say about its miniature Penang Bridge, its old water-lily pond, and its new technicoloured pavements and walkways (see accompanying pages).

TTK

LETTERS

The Georgian Groups

I came across a small article in *Perspectives* (Prince Charles' architectural magazine) which mentioned the formation of an "Indian Georgian Group" that I think is quite relevant to Penang. The whole of the Thai/Malaysian peninsula used to be shown on the ancient maps as "India Extra Gangem", i.e. beyond the Ganges. So Penang can claim to be part of India.

To India's Rescue?

The fiftieth anniversary of India's independence may have reopened old wounds in the relationship between Britain and its former colony. But it has also turned the spotlight on the country for other reasons. India has a rich heritage of colonial architecture dating from the eighteenth and nineteenth centuries, none of which is statutorily protected and much of which is crumbling.

Now, the architectural historian and television presenter, Dan Cruickshank is, with the Georgian Group, planning to launch an Indian Georgian Group to raise funds to restore buildings. The group aims to look first at Calcutta, "full of very wonderful Bengali merchants houses," says Cruickshank. "Some of the most threatened English buildings are not in England but in the former British Empire. They ought to receive some assistance from this country."

I do suggest you contact Mr Cruickshank who is starting this new society and claim a relationship. These English and Scottish societies, the Georgian Groups, and there is a Victorian Group too, have been very successful in halting the destruction of some very fine buildings.

Do not ask for money. Ask for association and their way of doing things which we are ignorant of. I do suggest that some clever person collects excellent photographs of "Before and After" of Georgetown buildings and houses. Suffolk House would be an excellent example to shock. With this collection of pictures write a short article and send to *Country Life* and *Perspectives*. There is another periodical called *History Today*.

There are also specialist tour organisations which would organise visits to Penang just to see its old buildings, if they knew about them (*E & O Express*). What Penang needs is publicity in the wider world. Local tub-thumping is like water off a duck's back to the local government. It is ignored when a wealthy developer comes along. You could also contact Richard Helfer (*American Express/Raffles Hotel*).

Dr George Yuille Caldwell
(PHT Life Member)

Talks and Slide Shows

World Heritage Cities Richard A Englehardt

Thursday 12 February
8.00pm
Auditorium A
Level 5, Komtar

Mr Englehardt is the UNESCO advisor for Culture in Asia and the Pacific. He is making the trip here to Penang to look at the city, the heritage policies of the government and the work of the NGOs – to see if George Town has the potential to become a World Heritage site.

Call Bee Ling, tel: 6505415 to confirm date, time, and venue

Heritage Conservation in the Historic City of Georgetown Loh-Lim Lin Lee PJK

Friday 27 February
8.00pm
Malaysian-German Society
250-B Jalan Air Itam

"Mrs Loh-Lim, Penang Heritage Trust Council member of many years standing, and hands-on conservationist, has been involved in the 'heritage' scene of Penang from its early days. From directing the restoration of the Francis Light Cemetery to heading the *Education in Conservation* programme for schools and the general public. Loh-Lim, has continued to maintain an activist profile. With conservation architect, Laurence Loh, she has been involved in projects ranging from Cheong Fatt Tze Mansion to the Khoo Kongsi. They will be honoured to share some of their experiences and feelings for Penang with you."

For further information
call Clara, tel: 229 6853

The Straits Chinese

Dr Khoo Joo Ee

Friday 13 February
8.00pm
Malaysian-German Society
250-B Jalan Air Itam

"Dr Khoo Joo Ee recently retired as the curator of the Museum of Asian Art at the University of Malaya, Kuala Lumpur. She has returned to her birthplace, Penang, and is actively contributing to its cultural life. Dr Khoo is recognised as the pre-eminent art historian in Malaysia. She began her tertiary education in Chicago as a student of studio art and interior design. On securing a Ford Foundation Fellowship she proceeded to the Netherlands for post-graduate work. After completing the qualifying examinations for a doctoral dissertation in Amsterdam she elected to complete her Ph.D. at the School of Oriental and African Studies of the University of London.

The Straits Chinese is Dr Khoo's most recent exposition on the culture and roots of the ethnic Chinese who settled in the British Straits Settlements of Malaysia from the late 18th to the early 20th centuries. A scholarly disquisition, the book was launched to enthusiastic reviews at the Frankfurt Book Fair this October. Published in the Netherlands, this important contribution to the cultural history of Malaysia is already entering its second edition.

Dr Khoo was recently elected to the management committee of the Penang Heritage Trust of which she is also a founding member."

The book, *The Straits Chinese* (RM165.00) will be on sale. Coffee and tea will be served.

For further information
call Clara, tel: 229 6853.

Heritage guidelines petition made to Koh

Penang, Wed: A petition with over 200 Penangites' signatures supporting the state's heritage guidelines has been submitted to Chief Minister Tan Sri Dr Koh Tsu Koon.

The signature campaign was organised by the Penang Heritage Trust (PHT) last month to gauge public support for the heritage buildings conservation plan in George Town's inner city.

An accompanying letter stated that this is the first "instalment" of signatures.

It also said: "We believe the support reflects the opinion of citizens who love George Town and are concerned about the ongoing destruction of her heritage and the lack of respect for the quality of urban life."

"We trust you (Koh) will be firm in your policy that will introduce long term benefits for Penangites. The government should gazette the guidelines as soon as possible to give protection in the face of the Rent Control Act repeal and to reduce

speculative development pressure on the inner city."

Meanwhile, PHT vice-president Dr Choong Sim Poey was surprised that Penang Housing Developers Association and Pertubuhan Arkitek Malaysia claimed consultation with them has been insufficient.

"These associations have participated in dialogues over the past 18 months. In fact, even though some of the guidelines may not be strong enough to protect our heritage and living culture,

the PHT is willing to accept and support the proposed guidelines as workable interim solution," he said.

Choong called for the guidelines to be implemented immediately as a freeze has been imposed on development in the inner city since last August. More delays may cause developers unnecessary financial losses, he said.

"Without actual application, we shall not know the weaknesses that may need amendments," he added.



SITE INSPECTION ... Dr Teng (third left), heritage architect Laurence Loh (second right, foreground) and council officers inspecting the 20th Leith Street building for eligibility to heritage development incentives.

Incentives for two projects

PENANG: The Penang Municipal Council has approved several incentives for two development projects which complied with its heritage development guidelines.

Council president Dr Teng Hock Nan said the incentives approved last month were given to the projects along Church Street Ghaut and Love Lane, both located in the inner city of George Town.

The former is a godown while the latter, a vacant land used as a car park.

"We have come up with a series of incentives and have started assessing the applications of several restoration, renovation and in-fill development projects since last month," he said at a press conference yesterday at 20th Leith Street.

Under the incentive, each development will receive a rebate from 50% to 100% on car park contributions depending on the category of

conservation building it belongs to.

For example, the row of five heritage buildings at 20th Leith Street, under category II presently being considered for the incentives, could qualify for 100% rebate which could save the developer up to RM225,000 in car park contributions. It is a requirement for each building to have three car parks at RM15,000 contribution per car park.

The incentives also include a five-year maintenance grant of up to 90% the assessment value of the heritage building, exemption from development charges, drainage, infrastructure and tree planting contributions.

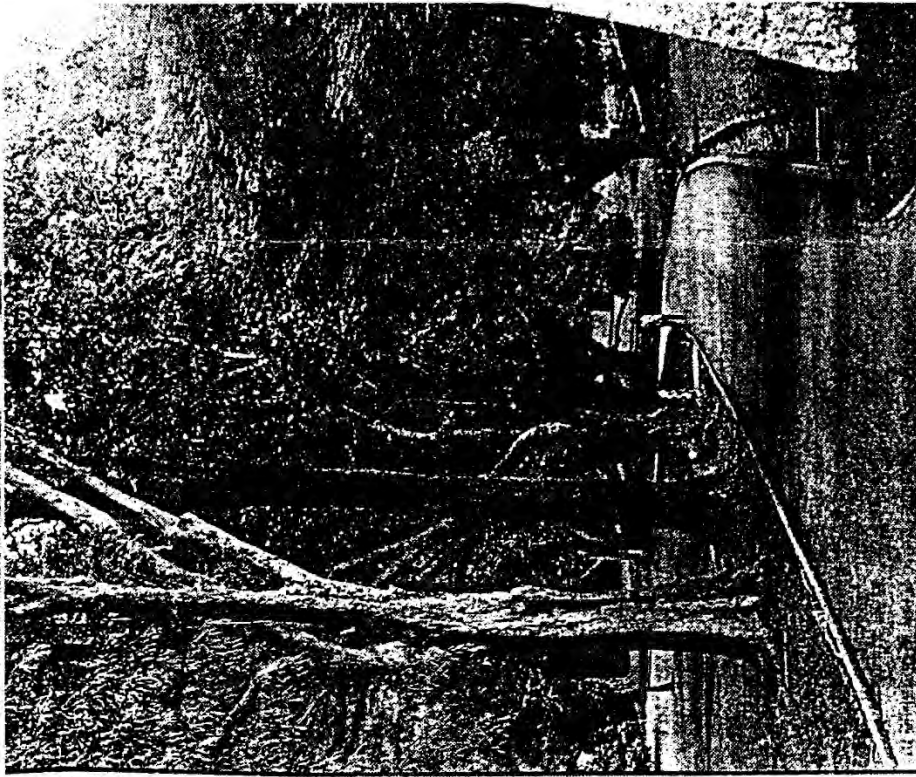
Other incentives include fast-track approval of plans, deletion of setback building line for the widening of road and backlane, and allowing adaptive re-use of heritage buildings.

Dr Teng said applicants would be granted the incentives after council's architects certified that the heritage development guidelines were complied with.

"Other incentives are still under consideration, such as rebate on quit rent, tax exemption on the import of building materials, incentives under the tourism product scheme and transfer of development rights," he said.

Penang Housing Developers Association president Cheah Kheng Hooi, who was present at the press conference, welcomed the incentives but said more should be offered to encourage developers to conserve heritage buildings.

"The council should seriously consider granting the transfer of development rights because having more development potential is a better incentive than the several exemptions offered," he said.



THE WAY IT SHOULD BE ... the Botanical Gardens is an area of natural habitat for the flora and fauna of Penang, assiduously cultivated and maintained as such.

Botanical Gardens is a natural park

AS a regular visitor to the Penang Botanical Gardens over many years, I am writing to express my horror and dismay at the wanton destruction currently in progress in Penang's oldest and most distinguished natural park.

There have been other additions to it at various times in the past, including such unsuitable concrete structures as the miniature Penang Bridge. The current project to replace the main access road through the gardens with a new and hideous pavement on both sides, is far worse.

There is really no need for any pavement as the road is exclusively for foot traffic.

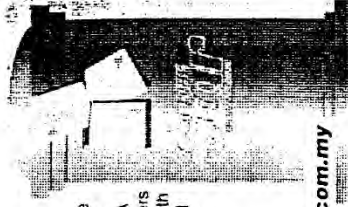
As if the raised pavement with coloured motifs isn't bad enough, the concrete border is painted in alternate white and green

Letters

Letters to the Editor must carry the sender's full name, address, telephone number and signature. A pseudonym may be included. Letters should preferably be typewritten with double spacing, and may be edited for clarity, objectivity, brevity and other requirements.

Letters to the Editor,
The Star, No. 13, Jalan 136,
46200 Petaling Jaya.

e-mail: editor@thestar.com.my



any way.

I have met many visitors to the gardens, and not one has expressed anything good about the so-called beautification of the park but only disgust and anger.

The access road only need repairs which can be done cheaply and a lot more quickly with none of the excessive diggings which have damaged the roots of many of our most venerable trees.

The garden is a beloved part of Penang's heritage and the authorities should be more sensitive to the feelings of the people.

The state government owes it to the people to explain why such a travesty is being inflicted on the beauty of Botanical Gardens.

PAMELA ONG,
Penang.

as such.

The people who designed this stretch of road and chose the materials and colour scheme have evidently never learnt the difference, or care nothing for it; and so lacking in such appreciation, should not be allowed to be involved in its planning in

bands.

Is this supposed to enhance the beauty of the garden? If so, in the eyes of which beholder?

The garden is not a theme amusement park but an area of natural habitat for the flora and fauna of the island, assiduously cultivated and maintained

Real beauty is natural beauty

Add-on developments an affront to Botanical Gardens

WE are greatly encouraged by the letter written by Pamela Ong regarding the sorry state of affairs at the Penang Botanical Gardens (The Star, Jan 1).

What is this at idea of "beautifying" the road? We distinctly remember reading a report that the pavement

that we are used to, we now end up with a tour of torture, sadness and disappointment.

Each time a contractor was assigned to do a job, parts of the road would

proof, and are now "sorry signs" if anything.

Among other eye-sores and embarrassments are the greasy lamp posts with loose lamps, the broken-down

become eyesores.

What the gardens needs is to be left alone in its pristine and natural state. It does not need any professional consultant or not.

that we share the same opinion.

We were regular visitors to the gardens until they started paving the road. That was the last "brick" that broke the camel's back.

We were absolutely disgusted with the wanton waste of public funds used to desecrate a public park which was once a natural and pristine garden.

We have discontinued our

What logic is it that by paving only a short length, the road would be beautified? Or are they intent on paving the whole stretch? This would surely cost us a bomb!

There are other reasons too that we have decided to say good-bye to our beloved gardens.

Instead of enjoying the fresh air and natural scenery

Occasionally the lily pond (not that there are lilies blooming, anyway) would be polluted with grime.

And for many a times, for unknown reasons, the pond would be drained empty, killing whatever that were left of the plants and fish.

The signboards are a disgrace and an embarrassment, to say the least. They are definitely not weather-

Oh yes, the rubbish and litter! Need we say more?

If service organisations were to be allowed to erect structures in the gardens they should be required to maintain them at all times.

It is useless to allow one-off projects which later will

If the garden management or any politician cannot contribute wisely and positively to enhance the grace and beauty of the gardens, then please leave it alone.

Hopefully, we will be able to enjoy our walks in the gardens again.

JUSUW & ELSIE CHOO,
PENANG

Take heed of 'sick city' indicators, Penangites told

By Selva Supplah

Penang, Fri: Penangites should take heed of the 10-point indicator for a sick city and prepare themselves to face the challenges confronting urban living.

Socio-economic and Environment Research Institute (Serli) - the newly formed Penang Think Tank - director Anwar Fazal likened the indicators to a health check-up to find out whether a person is sick.

In giving examples of the high-price paid in terms of health and environment due to rapid, unplanned development in cities in Indonesia and India, he cautioned the same may happen to Penang.

The indicators affecting the "health" of a city, he said, are air, water, garbage, access and mobility, chemicals, housing, security, stress, toilet and hygiene, and literacy.

Noting the importance of clean air for urban living and urging that it not be neglected, he said Shanghai, for example, has an oxygen bar where patrons pay to breathe in oxygen.

He said Penang also still depends on Kedah for its water, adding this commodity may be the most important economic crisis in the next decade.

Anwar also spoke on the need for a city to effectively deal with its garbage problem and the rational use of cars with walking, cycling and public transport encouraged through providing necessary facilities.

He cautioned against indiscriminate use and dumping of chemicals which may manifest in diseases like cancer and called to provide low-cost housing to meet demand instead of building unoccupied luxury housing units.

"Road bulges and mounting sales in alarms may indicate a bad society," he said, adding the other indicators of stress-related diseases and dirty toilets are also becoming a problem here.

On literacy, he remarked that presently there is no education system teaching urban living literacy where one knows the social etiquette in living in flats and condominiums.

He said the indicators have made it vital for Penangites to face five challenges - the challenge of vision, of professionalism, of transparency and integrity, of popular participation, and of community spirit.

He said there must be a "grass-root development of vision-building where communities have a say in what they want for their society."

He also spoke on the challenge caused by lack of professionals in local govern-

ment, state leaders having little influence over major projects affecting their city to therefore threaten transparency and integrity, the abolishment of the election system in local government which hinders popular participation, and the lack of community spirit where city folks hardly know their neighbours.

Anwar was the guest speaker at the Penang Ratepayers Association (PRA) dinner at Jade Palace Seafood Restaurant tonight attended by some 200 PRA members and guests.

Among the diners were Penang Island Municipal Council (MPPP) president Dr Teng Hock Nan, MPPP councillor Dr Chin Fook Weng, PRA president Datuk Lim Chong Keat and vice-president Datuk Eddy Choong, and Air Itam state assemblyman Lye Siew Weng.

Penang Hill plan

By K. SUTHAKAR

PENANG: The Penang Hill Local Plan is expected to be gazetted in June, said State Town and Country Planning Department director Mohamed Jamil Ahmad.

He said the plan would be gazetted after it is endorsed by the State Planning Committee.

"The plan is almost ready for adoption as it has gone through the necessary channels and also taken into account the views of the public," he said.

Mohamed Jamil said the Penang Municipal Council has the powers to reject any development plans submitted by developers even though the plan has yet to be gazetted.

The draft local plan to guide development on Penang Hill until the year 2005 is the first to be drawn up by the council since the island structure plan was gazetted in 1987.

The plan was displayed for almost two months at the City Council building at the Esplanade beginning Feb 28 last year.

Among those which gave their views at a two-day public hearing were Friends of Penang Hill, the Penang Ratepayers Association, the Penang Water Authority and the Penang Housing Developers Association.

Mohamed Jamil said that a local plan could still be changed after being gazetted provided the modification were made according to procedures.

Law to protect and preserve trees

By K. SUTHAKAR

PENANG: Local authorities are empowered to gazette trees for preservation, even those within house compounds, under the Town and Country Planning (Amendments) Act 1995.

Penang Town and Country Planning director Mohamed Jamil Ahmad said the Act was expected to be enforced by the end of the year.

Penang gazetted the Act in April last year but implementation was deferred. The guidelines pertaining to the implementation of the Act were

not ready, Jamil said.

"The amendments are necessary to ensure that trees are not cut down indiscriminately," Jamil said.

Under the Act, Jamil said landowners were not allowed to fell trees which had been gazetted for preservation unless they had permission from the local authority.

If the landowner is unhappy over his tree being gazetted for preservation, he can refer to the State Appeal Board within a month upon receiving notice the notice on the matter," he said.

The notice would be issued under Section 35A of the Trees Preservation Order of the Act.

Jamil said the criteria for selection of a tree for preservation would include the tree being rare, was endangered, endemic or that it had historical value.

He said the local authority was empowered to gazette any tree, trees or group of trees in an area for preservation.

"If a gazetted tree has been felled, the person responsible must replace the tree, failing which he could be

fined RM50,000 per offence," he said. The offender must also plant another tree of the appropriate size and species, at or near the same site or at another location.

Jamil said no one was allowed to fell trees with a girth of 0.8m, even if it was not included in the tree preservation order, without the council's permission.

The exceptions are trees which are dying or are dead, those that have to be cut down to prevent imminent danger or in compliance to a written law. The order does not include com-

mercial trees or trees within the confinement of protected areas such as military camps.

He said the department, with the co-operation of the National Landscaping Department and Forestry Department, would help the Penang Municipal Council identify trees on the island that needed to be preserved.

Jamil said the identified trees would be tagged, adding that a register of the trees would also be maintained. The public would be notified of the protected trees through notices on council notice boards.

Penang lifts 20-year freeze on development above 75m

By K. SUTHAKAR

PENANG: The state government has lifted a 20-year freeze on development above 75m level because of land scarcity on the island and heavy pressure of development.

However, all such projects, including hillside development, can only be approved with strict conditions imposed by the state executive council and local authorities.

While developers welcomed the move, the Consumers Association of

Penang expressed outrage, claiming it was not in line with the Penang Island Structure Plan.

In defending the decision, State Land, Entrepreneur Development and Co-operative Committee chairman Azhar Ibrahim said the state executive decided to lift the freeze recently following numerous appeals from developers.

Conceding that the move might be criticised by certain quarters, he said it could not be avoided because the development would also help to meet

housing needs.

Azhar said developers must submit Environmental Impact Assessment reports if the hillside gradient was more than 20 degrees to ensure minimal impact on the environment.

"An EIA study is also required if the project encompasses more than 2ha," he said in an interview.

A check on Penang's land use map showed that several parts of the island are above the 75m level, although some are within the water catchment areas of Batu Ferringhi

and Teluk Bahang.

Azhar said among other conditions, developers must:

- BUILD up to only six units per 0.4ha. For instance, hotels and resorts must not be higher than three-storeys;

- SUBMIT a report on the amount of earth to be removed and where it would be deposited and a drainage system plan; and;

- ENSURE the building only covered 37% of the total plot, leaving the rest for landscaping.

Azhar, however, said the move would not affect Penang Hill because its local plan would be gazetted soon.

Penang Housing Developers Association chairman Cheah Kheng Hooi welcomed the move as it would provide more land for development.

He added that there would be proper development controls.

CAP legal adviser R. Meenakshi questioned the move because the structure plan stipulated that development above 60m "should not be allowed or should be restricted."

Penang keen on World Heritage listing, says Kee

By Marina Emmanuel

PENANG, Mon. — Penang's chances of making it to the internationally acclaimed World Heritage List will be determined by the United Nations Educational, Scientific and Cultural Organisation when its representative arrives here next month.

And if Unesco representative Richard Engelhart's

assessment of the 211-year-old island State indicates it has the potential to be listed among global heritage sites, then Penang's position as a choice tourist destination will receive a further boost.

State Tourism Committee chairman Datuk Kee Phaik Cheen said the State was serious about gaining recognition for its heritage and would do all it could to accomplish it.

"We are positive about getting recognition for our heritage character."

If Engelhart's assessment indicates we stand a good chance, this means much studies, research and publicity will follow."

The tourism sector currently makes up 15 per cent of the State's gross domestic product and is the second biggest contributor to the State's coffers after manufacturing.

Tourism arrivals to Penang last year totalled 3.44 million and its tourism earnings was RM5 billion based on an average visitor spending RM1,443 per visit.

Kee also said that Penang's recent fifth ranking as one of the top 10 liveable cities in Asia by regional magazine *Asiaweek* also augured well for Penang's bid to seek the heritage listing.

Penang's pre-war 'reminisces, which n'er

around 12,000 constitute the country's largest pool of pre-war buildings.

These buildings serve as an intact historical centre owing to its impressive collection of 19th century Anglo-Indian buildings.

World Heritage properties are sites with exceptional natural and/or cultural values.

The international importance of these sites is recognised by their inscription na.

on the World Heritage List established by the World Heritage Convention.

The World Heritage List includes more than 400 sites worldwide. Among the areas inscribed on the list are the Pyramids of Egypt, the Grand Canyon of the United States, the Taj Mahal of India, Westminster Abbey in England and the Great Wall of China.

Twenty Lessons Learned: Economic Benefits of Local Historic District Designation in Indiana

by Adrian Scott Fine and Karen L. Kiemnec

The following article was written by Adrian Fine from information given in a talk by Donovan Rypkema at the Cornelius O'Brien Conference on Historic Preservation in September, 1996. Earlier that year, the Historic Landmarks Foundation (HLF) of Indiana, through their Northern Regional Office director Karen Kiemnec, commissioned Mr. Rypkema, a nationally known real estate consultant, to do a study of the economic benefits of local historic districts. He worked with two interns, Jeffrey Jutte and Jennifer Noll, and looked at sales records, census information, building permits, and certificate of appropriateness applications in five cities of different sizes and locations throughout the state (Anderson, Elkhart, Evansville, Indianapolis, and Vincennes). Funding for the project came from the Indiana Department of Commerce's Community Planning Fund; the National Trust for Historic Preservation; Lawyers Title Insurance in Richmond, Indiana; several of Indiana's cities and preservation commissions; and private sources. A booklet describing the results of the study will be available for a nominal fee at the end of the summer. For information, contact the Northern Office at 219/232-4534, FAX 219/232-5549, or e-mail HLFINRO@tin.net.

Twenty Lessons Learned

1. No evidence in any form of data demonstrates that local historic districts have any adverse effect on property values.
2. Historic districts do not deny the right of a property owner to fully enjoy the appreciation of a property in the overall market conditions.
 - In the worst case scenario, property values rose parallel to the market overall when the market was improving and were more stable than the market overall; generally, property within historic districts rose at a pace significantly greater than the market.
3. Historic districts do not displace or push out the old and the poor residents; three of the five districts studied were modest, low- to moderate-income areas. Furthermore:
 - Additional housing units were generally created in large numbers through either new construction or the conversion of non-residential buildings into housing, therefore not displacing existing residents.
4. Local historic districts do not discourage reinvestment in existing buildings.
 - The rate of turn-over of tenants in districts was no greater than in any other neighborhoods.
 - The positive side of gentrification is that more commercial services were provided for those neighborhoods as a stimulus for further neighborhood revitalization.
 - Renters in historic districts are often long-term occupants benefitting from the older neighborhoods. In Fletcher Place, a gentrifying neighborhood in Indianapolis, one out of five of the renters have been there more than ten years, and of these eighty percent (80%) have been there over twenty years—three to four times the average length of time for renters to stay in one location in Indianapolis.
5. People move into districts to live, not just pass through, and therefore add to the long-term stability of that community.
6. The stability of residential historic districts was paralleled by businesses downtown—historic downtowns provide the location of choice for businesses.
7. Historic downtowns serve as an affordable incubator for new, start-up businesses.
8. Historic downtowns are incredibly adaptable. Evidence shows that for the past 150 years downtowns have been able to accommodate the economic change which is occurring in our communities.

9. Historic buildings, as primary components of downtown, have accommodated changes of use, function, taste and technology.
 - Unlike historic buildings and downtowns, strip shopping centers cannot outlive their single-purpose use and are incapable of responding to economic change.
10. Historic districts do provide affordable housing.
 - In four of the five residential districts studied, quality housing was being provided for people of very modest means. The average cost of a home in a historic district was commonly only 50 or 60 percent of the average community-wide cost.
11. Historic districts and neighborhoods provide by far the widest variety of housing options including the greatest choice in cost, style, size, and uniqueness.
 - Unlike historic districts, which offer a range of housing options, most non-historic residential neighborhoods offer choices only in cost and size.
12. Residents of local historic districts provide a virtual mirror of the community as a whole, in regard to income, race, age and education.
 - Other neighborhoods tend to be narrower in their residential make-up and tend to be all white, black, rich, poor, young, or old. Historic districts are more diverse and interesting.
13. The vacancy rate in lower-income historic districts is a smaller problem than in other historic districts, and that rate is going down.
 - In demographically similar, non-designated neighborhoods, vacancy is on the rise.
14. Historic districts do allow for new construction.
 - When a strong preservation ordinance is in place, the new construction tends to be of higher quality and better designed to "fit in" with the neighborhood.
15. Historic districts offer more for the same amount of money.
 - In one community, the study looked at five neighborhoods competing for first-time home buyers. Two of the neighborhoods were historic districts; the other three neighborhoods were developed in the 1950s, 1960s, and the 1970s. In a 15-year period, the average sales price in the five neighborhoods was similar; however, buyers who chose to purchase a house in a historic district got twice and sometimes three times the amount of space for the same money.
16. Historic districts listed in the National Register of Historic Places tend to appreciate at a rate exceeding the market as a whole.
 - For one community studied, a local historic district existed within a larger National Register historic district; the entire National Register district appreciated at a rate exceeding the market as a whole.
17. Local historic districts tend to appreciate at a rate exceeding the market as a whole and exceeding the rate at which National Register historic districts appreciate.
 - For the same community studied above, the local district, subject to the protection of the local preservation ordinance, appreciated at a rate not only greater than the market as a whole but also greater than the remaining unprotected balance of the National Register historic district.
18. Study data shows that the stronger and more consistently enforced the local ordinance is, the greater the positive impact it has on property values.
19. Over 90 percent of applications for certificates of appropriateness requesting changes in historic districts are in fact approved by commissions.
20. Local historic districts have come to mean far more than what color the shutters are painted; they have emerged as a central vehicle for reestablishing a sense of community in towns and cities of all sizes throughout Indiana. In the coming years, the historic district will continue to develop as a valuable asset to the local economy.

Adrian Scott Fine is the Field Coordinator for the Northern Regional Office of Historic Landmarks Foundation of Indiana. Through the Circuit Rider program, he provides staff assistance for commissions in New Carlisle, Nappanee, Huntington, and Elkhart. He is a member of the South Bend commission and serves as the coordinator for the Indiana Alliance of Historic District Commissions.

Karen L. Kiemnec is the director of the Northern Regional Office of Historic Landmarks Foundation of Indiana. She is vice-president of the Mishawaka Historic Review Board and previously served as staff for the Historic Preservation Commission of South Bend and St. Joseph County. She is the secretary for the National Alliance of Preservation Commissions.