



The Rosin Report

A Must-Read Resource for Historic Tax Credit Insights, Updates and Opportunities

May 2018

El Paso, Texas

Downtown El Paso is changing rapidly, thanks in part to the recently-adopted Texas state historic tax credit, which has spurred the rehabilitation of several important buildings. There are still lots of good candidates for rehabilitation.



Rosin Preservation has advance access to a draft survey report of El Paso's downtown historic resources that examined 1,175 buildings. We reviewed the 800-page report to identify properties that:

1. are qualified, or would qualify, as certified historic structures (and therefore be eligible to utilize federal and state historic tax credits) and
2. do not appear to have been recently rehabilitated.

The Results

- 14 historic commercial buildings constructed between 1895 and 1939 ranging in size from 2 to 15 stories, 6,000 sq. ft. to 82,000 sq. ft.
- A historic El Paso public school that is individually National Register-eligible, vacant since 2007 – presents an opportunity for adaptive re-use to housing.
- 4 historic multi-family buildings recommended National Register-eligible, but not yet NR-listed, ranging in size from 2 to 3 stories and 6,000 sq. ft. to 21,000 sq. ft.

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A Redevelopment Opportunity in Tulsa's Pearl District

The Tulsa Development Authority (TDA) is accepting proposals for redevelopment of the Laura Dester Site, a former residential institution with seven buildings averaging 8,000 square feet each on a 2.7-acre site in Tulsa's Pearl District.

Constructed circa 1920, the complex served as a boys' home and is currently vacant. Rosin Preservation has consulted with the Tulsa Foundation for Architecture and the Oklahoma SHPO to determine that the site is likely National Register-eligible and therefore a good candidate to use federal and state historic tax credits for an adaptive re-use. Proposals for redevelopment are due **May 20**.

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Trends in the Review Process

Extended review time at National Parks Service

Anticipating review times is key to setting and maintaining a schedule for Historic Tax Credit projects. Due to staff shortages, the National Parks Service review times will be closer to 60 days, rather than the usual 30 days, for the foreseeable future.

A new requirement in Oklahoma

Oklahoma has implemented new mapping requirements for Part 1 Applications at the SHPO review stage. Failure to submit proper documentation can result in a request for further information, which starts the 30-day review clock over again.

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We hope you enjoyed the 1st edition of the Rosin Report. We don't want to load your inbox with SPAM. If you prefer not to receive information of this nature, you can opt of future mailings below.

Coming soon: Legislative Updates

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