

03-23-2026

The Wilsonian Building is indeed an iconic apartment structure, and a highly unique, contributing building in the South Lake Morton Historic District.

Rehabilitation would be the preferred option. As a contributing building in a historic district listed on the National Register of Historic Places, it is eligible for the [20% Federal Tax Credit](#) through the National Park Service. I can assist with the application process to receive this tax credit.

Demolition requires approval from the Historic Preservation Board's Design Review Committee and is generally discouraged for contributing buildings. The condition of a building is not included in the criteria that the Design Review Committee considers when deciding a request for demolition, according to the City's Land Development Code [\[Article 11, sub-section 11.6.3\(d\)\]](#). Please also see sub-chapter 6.12 (page 247) of the [Design Guidelines for Historic Properties](#) with regard to demolition. Because of the unique architectural character of the Wilsonian, demolition is likely not to receive support by staff or approval by the Design Review Committee.

The property is zoned O-1, which does support multi-family use in accordance with MF-22 standards for the Urban Corridor context district. A demolition permit and building permit for new construction would be required; Historic Preservation Board/Design Review Committee approval of both demolition and the design of new construction would be needed before these permits could be issued.

Please let me know if you would like me to email the process for requesting design review by the Historic Preservation Board/Design Review Committee.

Historic Preservation
Community & Economic Development | Planning Division