



CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

APPLICATION SUBMITTAL REQUIREMENTS

- Applications are due by 1:00 PM on the submission deadline date and can be dropped off in person, submitted via email to: preservation@wilmingtonnc.gov or mailed to PO Box 1810, Wilmington, NC 28402.
- Do not drop off, email, or mail-in an application for major work prior to scheduling a pre-application meeting. Meetings may be scheduled by calling 910-254-0900.
- Application fees must be paid before the COA can be granted. Invoices for the application fee and the neighboring property owner mailing fee (\$0.85 per notice) will be provided by staff after submission and will include deadlines and payment instructions. If you wish to pay over the phone, please call 910-254-0900 to arrange credit card payments.
- All applicable items listed on the submittal checklist are required for an application to be considered complete.
- Applications will be reviewed for completeness before they are accepted. Incomplete applications will not be scheduled for HPC review.

Historic Preservation Commission Meeting Dates and Submission Deadlines

Meeting Date	Submission Deadline
March 13, 2025	2/4/2025
April 10, 2025	3/4/2025
May 8, 2025	4/1/2025
June 12, 2025	5/6/2025
July 10, 2025	6/3/2025

Application Fees

Check one:	Estimated Project Cost	Application Fee
☐	Up to \$ 17,999	None
☐	\$ 18,000 - \$ 24,999	\$ 20
☐	\$ 25,000 - \$ 49,999	\$ 25
☐	\$ 50,000 - \$ 99,000	\$ 35
☐	\$ 100,000 - \$ 499,000	\$ 50
☒	\$500,000 or more	\$ 100

Approval of after-the-fact (ATF) work (completed without a COA) requires application submittal and an ATF fee of \$100.

Is this an after-the-fact approval?

☐ Yes ☒ No

For more information:

City of Wilmington • Planning and Development Department • Historic Preservation

929 N. Front Street, 1st Floor

PO Box 1810, Wilmington, NC 28402

preservation@wilmingtonnc.gov • 910.254.0900



CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

PLEASE TYPE OR PRINT

RECEIVED

By Ben Riggle at 2:19 pm, Aug 19, 2025

Property Street Address: 208 MARKET STREET

Tax Parcel Number: PARID: R04817-034-004-000

Property Owner Information

If the applicant is not the property owner, an agent form (below) is required to be signed by the property owner and submitted with an application. Application must be signed by all legal property owners.

Owner name(s): JOSEPH HOU

Mailing Address:

Phone: 910-620-8866

Email address: jojostocks@hotmail.com

Signature:

Date: 05.01.25

AGENT FORM (This section is required if the applicant is anyone other than the property owner)

I JOSEPH HOU the undersigned owner, do hereby appoint

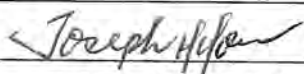
ROB ROMERO to act on my behalf for the purpose of petitioning the city of Wilmington Historic Preservation Commission for a certificate of appropriateness, as applicable to the property described in the attached petition.

I do hereby covenant and agree with the city of Wilmington that said person (agent) has the authority to do the following acts for or on behalf of the owner:

- Submit a property petition and require supplemental materials
- Appear at public meetings to give testimony and make commitments on behalf of the owner
- Accept conditions or recommendations made for the issuance of the certificate of appropriateness on the owner's property
- Act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition for a certificate of appropriate-

This appointment agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Owner(s) name(s): JOSEPH HOU

Owner(s) signature: 

Date: 05.01.25

Designated agent name: ROB ROMERO

Designated agent phone: 910.228.3137

Designated agent email: rob@romeroarchitecture.com

Designated agent mailing address: 1006 N. 3RD STREET, WILMINGTON, NC 28401



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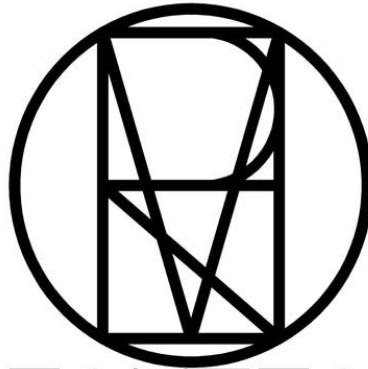
SUBMITTAL CHECKLIST

If the information is not included with the application, the request cannot be scheduled for review by the Commission. Please check off the items below if completed:

- ☒ Signed Application Form / Agent Form (as needed)
 - ☒ Project Narrative
 - Brief detailed description of the project, including a description of how the proposed changes are consistent with the Wilmington Design Standards for Historic Districts
 - ☒ Tax Map
 - This can be found online at New Hanover County GIS Portal at <https://www.nhcgov.com/844/GIS-Maps-Data>
 - ☒ Proposed Building Materials
 - Product sheets for each type of material proposed (including windows, doors, roof, siding, etc.)
 - Material Sheet Checklist if applicable
 - May include brochures or manufacturer's specification sheets
 - ☒ Digital Photos (all photos may be emailed)
 - A keyed site plan or lot diagram showing existing structures, features and conditions
 - A close-up of the proposed work area.
- These scopes will require additional information including but not limited to the following:*
- ☒ New Construction, Major Alterations, Additions
 - Site plan drawn to scale with existing and proposed buildings, setbacks, parking areas, driveways, trees to be removed or preserved, fences and landscaping.
 - Architectural drawings, drawn to scale including elevations and floor plans.
 - Additional information that helps determine whether the project is consistent with Design Standards
 - Three dimensional models (optional)

The applicant is responsible for supplying all information necessary to enable the Historic Preservation Commission (HPC) to understand the proposal and potential impacts on the historic district or overlay.

**Without sufficient information, the Commission
may continue or deny the request.**



ROMERO
ARCHITECTURE
WWW.ROMEROARCHITECTURE.COM

1006 NORTH THIRD STREET
WILMINGTON NORTH CAROLINA 28401
910 228 3137

ARCHITECTURAL DESIGN NARRATIVE

August 19, 2025

CLIENT:
JOSEPH HOU

PROJECT:
NEW 3-STORY MIXED USE BUILDING
208 MARKET STREET
WILMINGTON, NORTH CAROLINA 28401

208 Market is currently a vacant property but has a rich history as a prominent entertainment venue built in 1920, particularly as a movie theater and later a live music venue. It was originally the Manor Theater, opening in 1941. After closing as a movie theater in 1985, it was repurposed as a nightclub and live music venue, operating under various names like Jacob's Run, Ziggy's By the Sea, and The Blue Eyed Muse. The building was eventually condemned and demolished in early 2024 due to safety and code violations.

My client would like to build an upscale urban structure for downtown dwellers and commercial tenants who are interested in being in a vibrant part of town. Being located in the central business district calls for innovative and future looking architecture. As per HPC guidelines, it is our charge to design within our time but call upon congruous elements of the area to inform the new design.

The neighboring structures vary greatly from the Burgwin-Wright house built in 1770 to the property east of 208, which is currently Ponysaurus Restaurant, was once a car sales lot and more recently a law office built in 1970 in the Colonial Revival style. The property to the west of 208, 200 Market Street, was built in 2017 in a historic referenced style. Across the street from 208 is 201 Market Street which is currently First Bank built in 1959 designed in the International, modern style and is clad in black glass and dark brown stone veneer and has a beautiful fountain and garden area in the front.

Our design is loaded more on the west side of the site to provide light and air to the tenants. The color and appearance are black stucco and glossy hard surfaced cement board, and we believe congruous with the wide variety of references within the area. We feel this will be a powerful addition to downtown Wilmington.

thank you,

Rob Romero



CERTIFICATE OF APPROPRIATENESS APPLICATION **MAJOR WORK**

NEW CONSTRUCTION INFORMATION

Complete one sheet for each new building or structure in order to address all of the project components. Please use continuation sheets if necessary.

Building Element	Proposed Materials, Dimensions, Color
Roof (Roof Pitch / Material / Color)	
Main	TPO, WHITE
Front Porch / Side Porch / Rear Porch	N/A
Height (avg. grade to peak of roof)	40'
Cladding	
Body of building	3-COAT STUCCO - PAINTED MATTE BLACK NICHHA MIRAIA BLACK GLOSS CEMENT BOARD ON STAIR TOWERS
Additional (Reveal, Finish, Mortar Color)	
Foundation	
Materials (including color and height)	CONCRETE
Porch (Materials & Dimensions)	
Columns (capital and base)	N/A
Stairs and Railing (include dimensions)	METAL RAILING, 36" TALL, BLACK
Decking (floorboards)	HYDROSTOP
Balustrade / railing (top cap and bottom)	METAL
Balustrade - individual balusters	METAL
Ceiling (material, design, dimensions)	STUCCO
Screens (only on rear)	N/A

CERTIFICATE OF APPROPRIATENESS APPLICATION

MAJOR WORK

Deck (Materials and Dimensions)	
Posts	N/A
Balustrade / railing (top cap and bottom)	N/A
Balustrade - individual balusters	N/A
Foundation (height and materials)	N/A
Entry steps and railings	N/A
Doors (Materials and Dimensions)	
Front entry	ALUMINUM STOREFRONT
Sides (specify location)	ALUMINUM STOREFRONT
Rear	N/A
Windows (Materials, Style, Dimensions)	
Front	ALUMINUM STOREFRONT
Sides	ALUMINUM STOREFRONT
Rear	N/A
Gutters and Downspouts	
	METAL, BLACK
Driveway	
Dimensions	N/A
Curb, Apron and Runner Materials	N/A
Any Additional Materials	

BEHR PREMIUM® ELASTOMERIC MASONRY, STUCCO & BRICK PAINT

Avg. Rating: ★★★★★ 4.9 (171) [Write a review](#)

An exterior, flexible high-build coating designed to expand & contract, bridging hairline cracks in vertical masonry surfaces. This extremely durable, mildew & dirt resistant waterproofing finish has superior elasticity & elongation properties to resist cracking. It withstands 98 mph wind-driven rain. The 100% acrylic latex formula provides a breathable film, releasing moisture that builds in walls. It is available in 90 custom tinted colors and computerized color matching.

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FINISH

Low sheen paint that provides excellent color retention.

BEST FOR USE IN

Properly prepared exterior vertical surfaces such as: Stucco, Masonry, Concrete, Concrete Block or Brick as well as adjacent Wood and Metal surfaces. Not for use on horizontal surfaces subject to foot traffic.

COVERAGE

75-125 Sq. Ft per Gallon

208 MARKET STREET STUCCO COLOR

COLOR DETAIL



BLACK

 BLACK

 INTERIOR ONE-COAT HIDE

LRV 5

R 63

G 63

B 62

[VIEW MY SAVED COLORS](#)

Gray color family

BLACK is as pure and dark as it gets - a timeless color with vast character and infinite depth.

HOME / PRODUCTS / ARCHITECTURAL WALL PANELS / MIRAIA

MIRAIA

DESIGNER SERIES

- Unique reflective, high-gloss finish
- Complements sleek modern designs
- Engineered with an integrated rainscreen

AVAILABLE COLORS



Onyx

SPECIFICATIONS



PRODUCT SUPPORT



**208 MARKET STREET
CEMENT BOARD SIDING AT STAIR TOWERS**

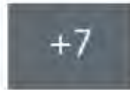


STOREFRONT FRAMING

TRIFAB® VERSAGLAZE® 601/601T/601UT FRAMING SYSTEM

Designed to add increased thermal performance and value, the 6" depth system accommodates higher spans than conventional 4-1/2" storefront framing systems. The comprehensive VersaGlaze® design allows for front plane, center plane and structural silicone glazing (SSG) options. The 3-in-1 series includes the non-thermal Trifab® 601, the single thermal break Trifab® 601T and the dual thermal break Trifab® 601UT.

- 2" (50.8mm) sightline
- 6" (152.4mm) depth
- Ultra-thermal, high-thermal or non-thermal performance
- Center and front plane glass applications
- Hurricane resistance on 601 and 601T Framing Systems with center plane glass application



HIGHLIGHT YOUR ARCHITECTURAL ACHIEVEMENTS TODAY

PERMADIZE® HARDCOAT FINISHES



BLACK - 789G035

**208 MARKET STREET
STOREFRONT WINDOWS AND DOORS**

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1



2 (BEFORE DEMOLITION)



3



4



5



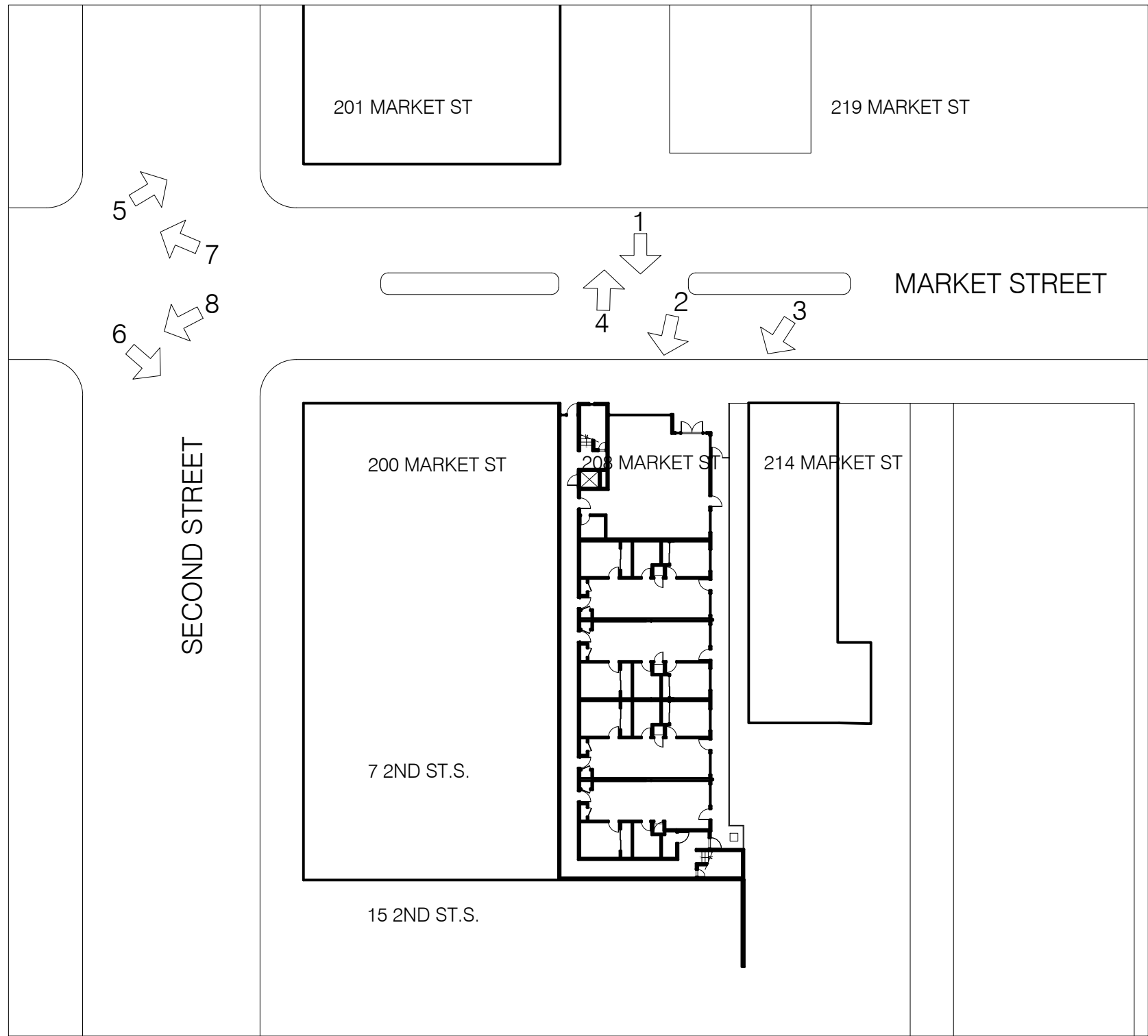
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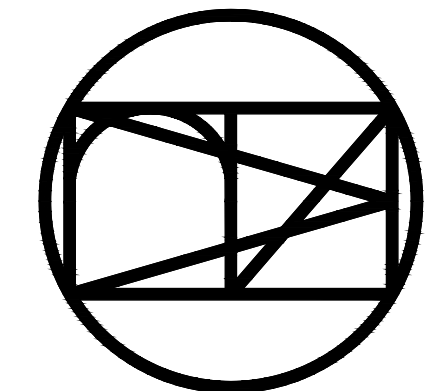
8



SITE PLAN - PHOTO LOCATIONS
N.T.S.

ARCHITECT

ROMERO ARCHITECTURE
1006 N 3RD STREET
WILMINGTON, NORTH CAROLINA 28401
910.228.3137
www.romeroarchitecture.com



LUXE @ 208

208 MARKET STREET
WILMINGTON, NORTH CAROLINA 28409

A001 EXISTING PHOTOS

02.28.2024 — ISSUED FOR OWNER REVIEW
04.04.2024 — ISSUED FOR OWNER REVIEW
08.20.2024 — ISSUED FOR OWNER REVIEW
10.30.2024 — ISSUED FOR OWNER REVIEW
12.14.2024 — ISSUED FOR OWNER REVIEW
02.21.2025 — REVISED FOR OWNER
03.03.2025 — SUBMITTED TO HPC + TRC
08.06.2025 —

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1



2



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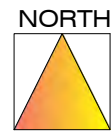
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6



SITE PLAN - RENDERING LOCATIONS
N.T.S.

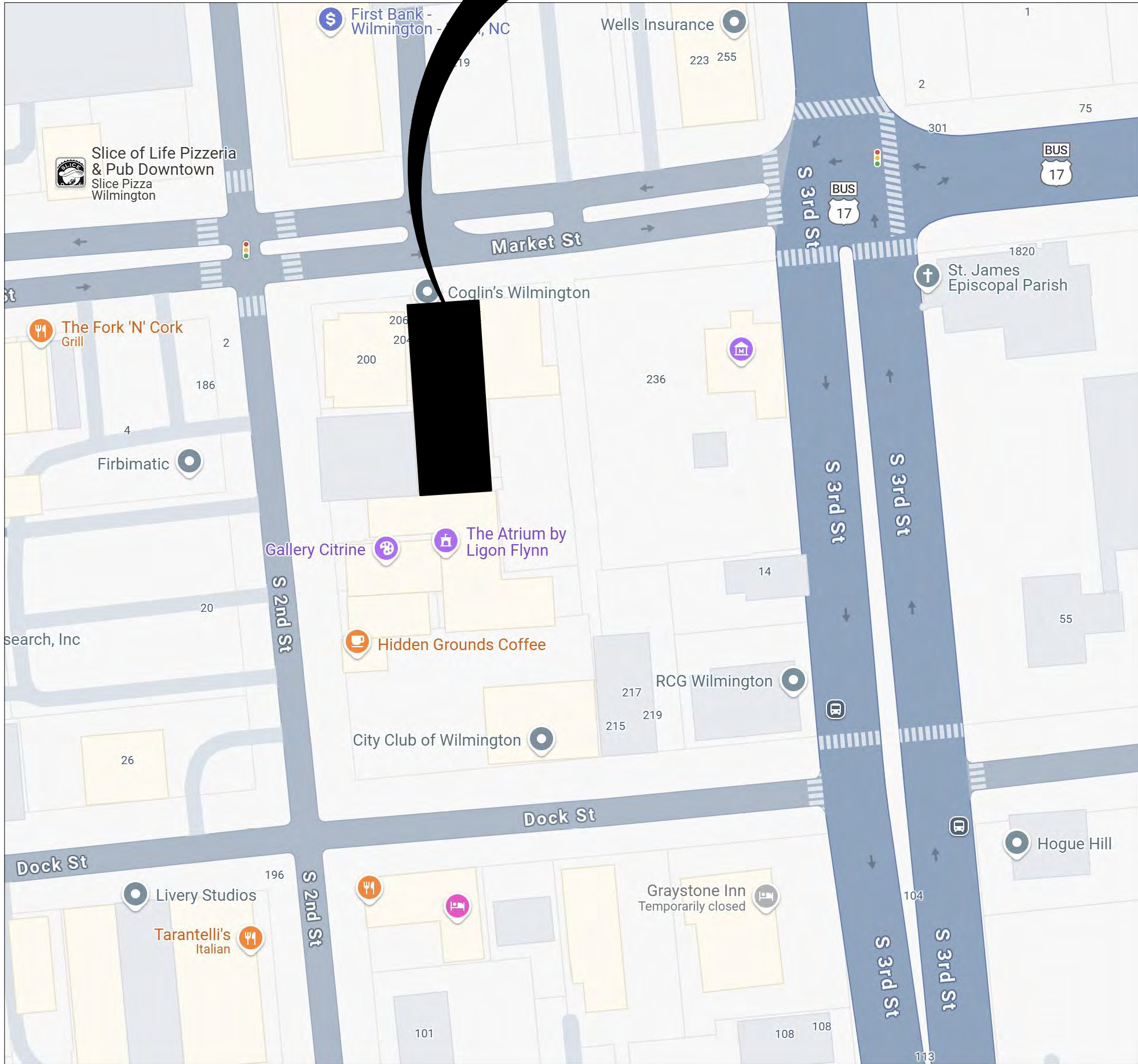
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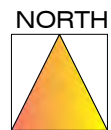
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A002 RENDERINGS

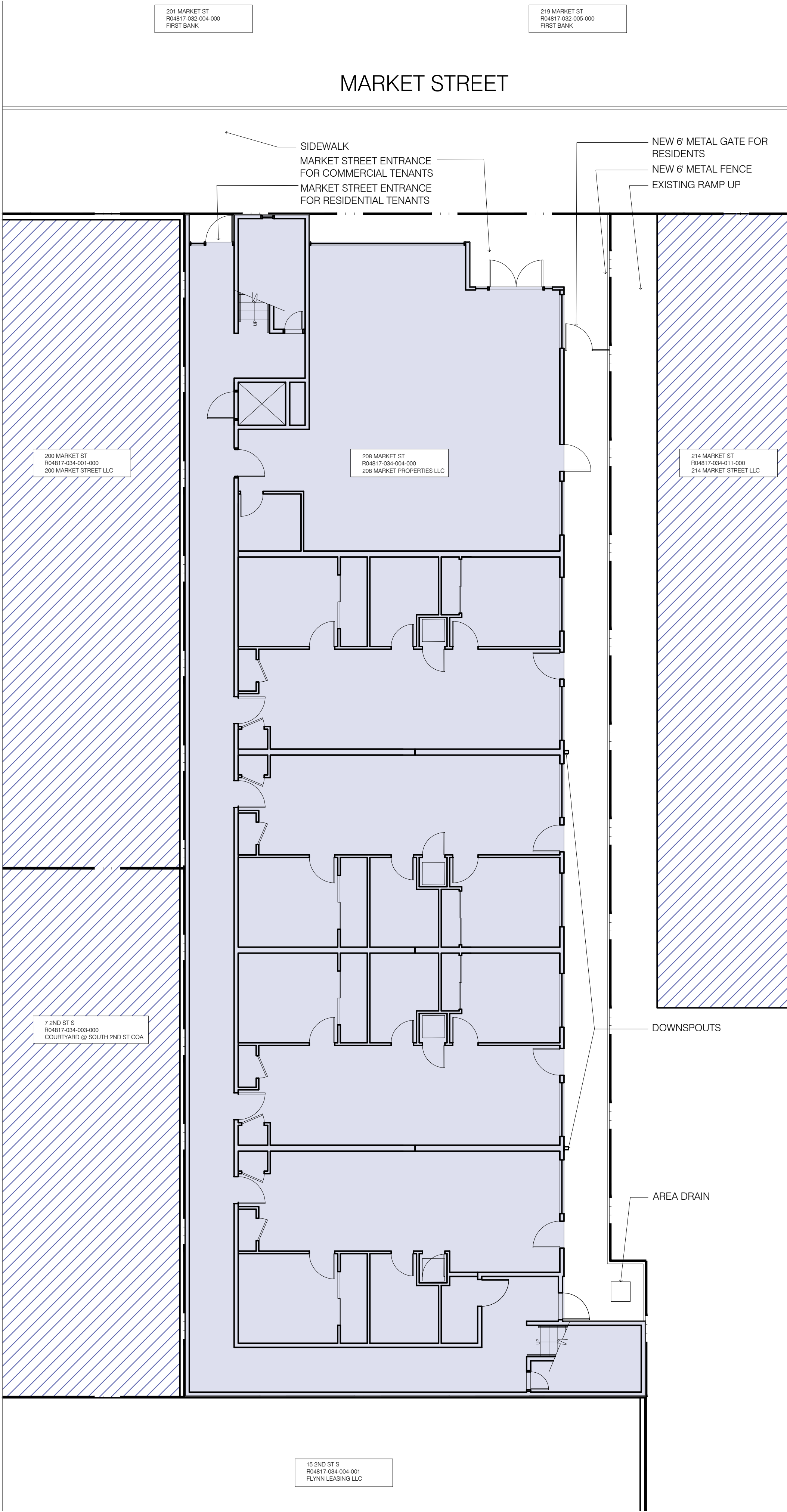
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06.06.2025 —



PROJECT LOCATION



1 SITE PLAN
SCALE 1/8" = 1'-0"



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WILMINGTON, NORTH CAROLINA 28401
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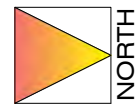
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208 MARKET STREET
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A100 SITE PLAN

ISSUED FOR OWNER REVIEW
02.28.2024
ISSUED FOR OWNER REVIEW
08.20.2024
ISSUED FOR OWNER REVIEW
10.30.2024
ISSUED FOR OWNER REVIEW
02.21.2025
REVISED FOR OWNER
03.03.2025
SUBMITTED TO HPC + TRC
08.06.2025

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1 GROUND FLOOR PLAN
SCALE 3/16" = 1'-0"



PROJECT DATA
GROUND FLOOR
COMMERCIAL SPACE = 1034 SF
(3) 768 SF TWO BEDROOM UNITS (1) 696 SF TWO BEDROOM UNIT
SECOND FLOOR
(1) 1010 SF TWO BEDROOM UNIT (3) 737 SF TWO BEDROOM UNITS (1) 664 SF TWO BEDROOM UNIT
THIRD FLOOR
(1) 1010 SF TWO BEDROOM UNIT (3) 737 SF TWO BEDROOM UNITS (1) 664 SF TWO BEDROOM UNIT
14 TOTAL RESIDENTIAL UNITS

ARCHITECT

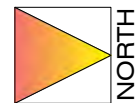


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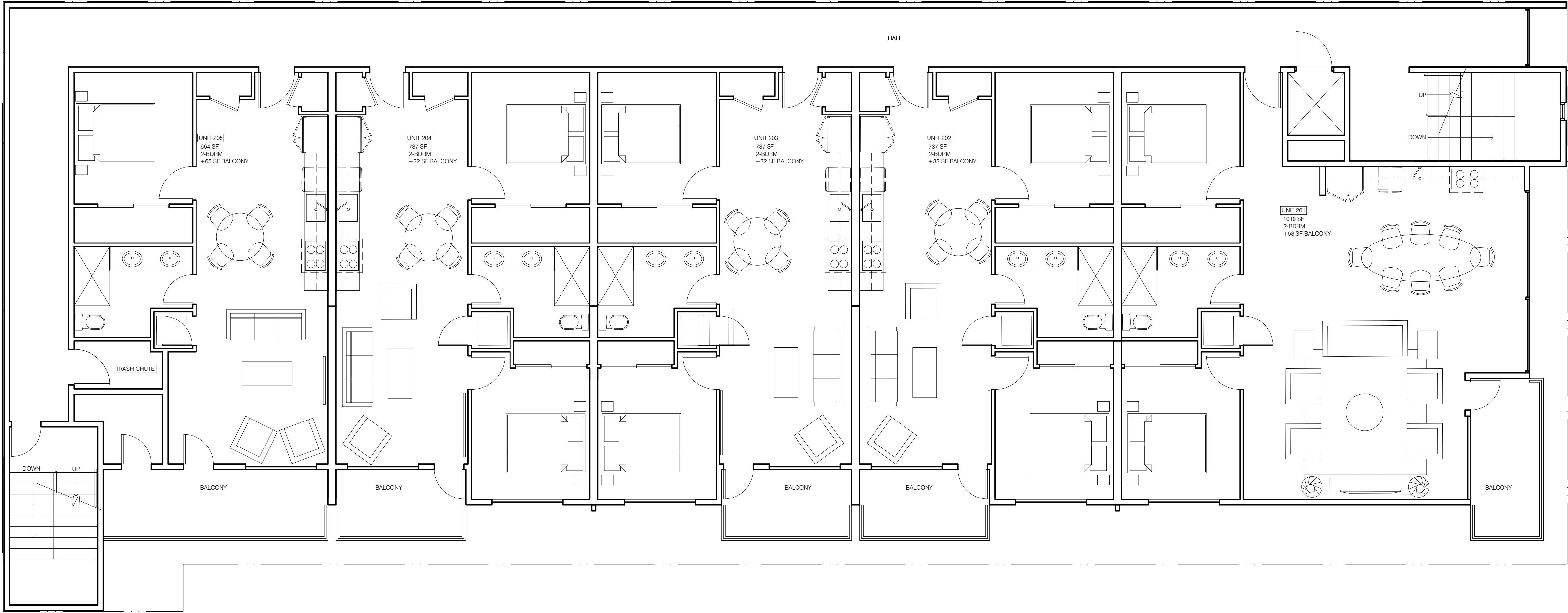
A101 GROUND FLOOR PLAN

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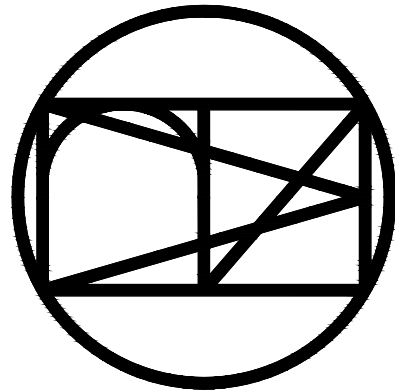
1 SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"



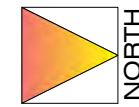
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COMMERCIAL SPACE = 1034 SF

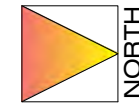
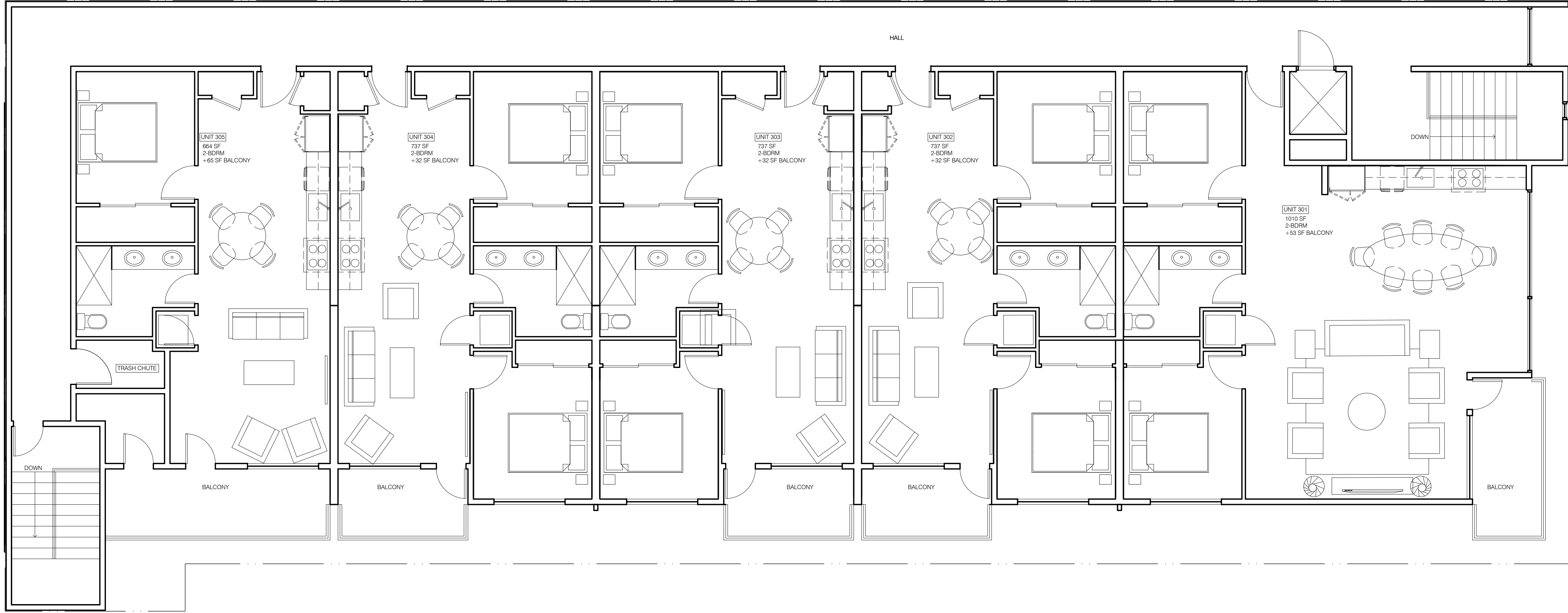
- (3) 768 SF TWO BEDROOM UNITS
- (1) 696 SF TWO BEDROOM UNIT
- (2) 1010 SF TWO BEDROOM UNITS
- (6) 737 SF TWO BEDROOM UNITS
- (2) 664 SF TWO-BEDROOM UNITS
- 14 TOTAL UNITS



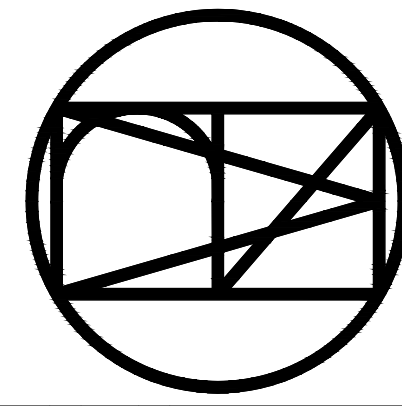
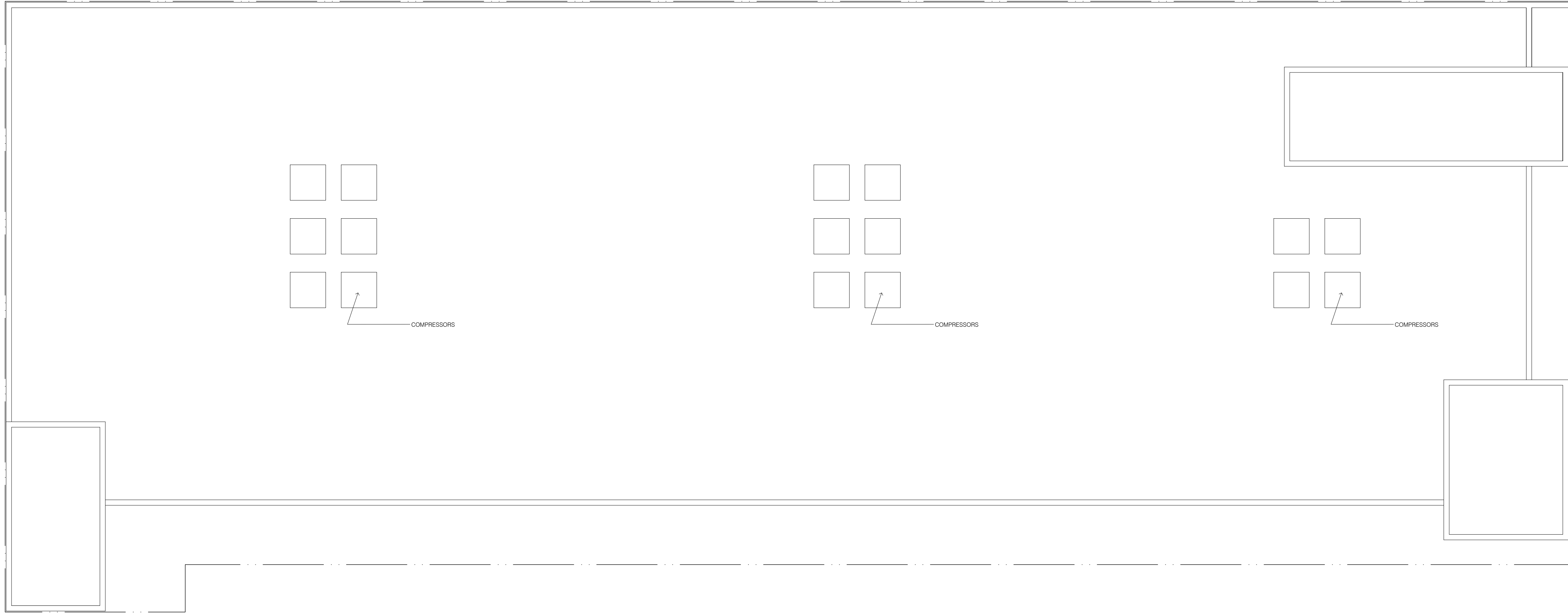
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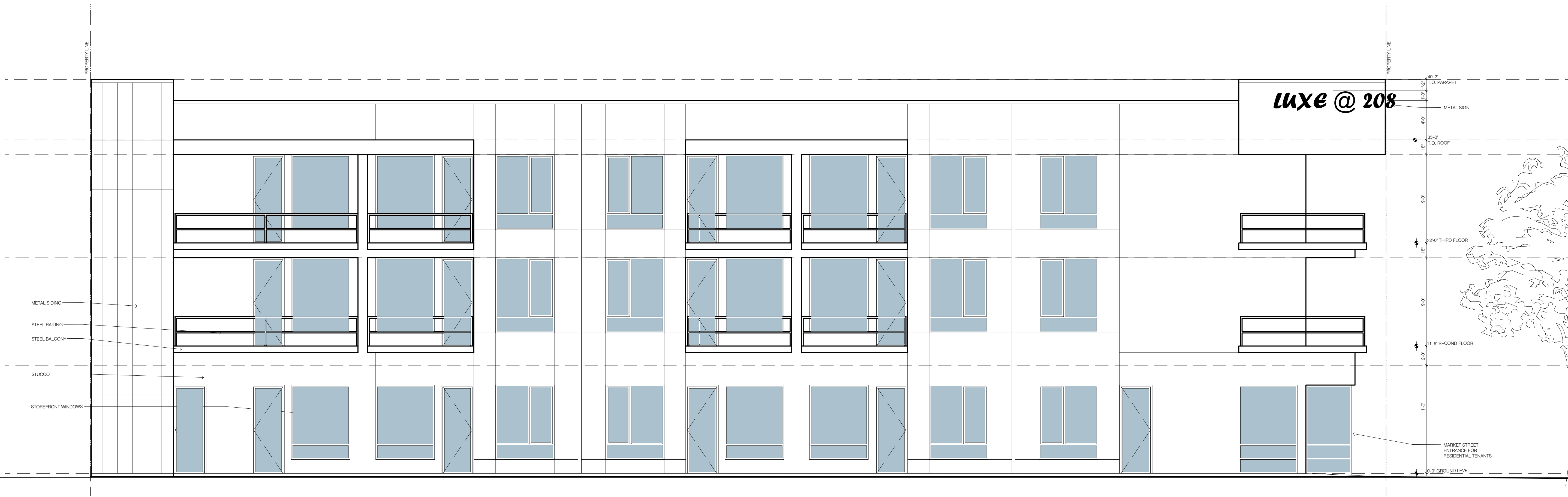
1 THIRD FLOOR PLAN
SCALE 3/16" = 1'-0"



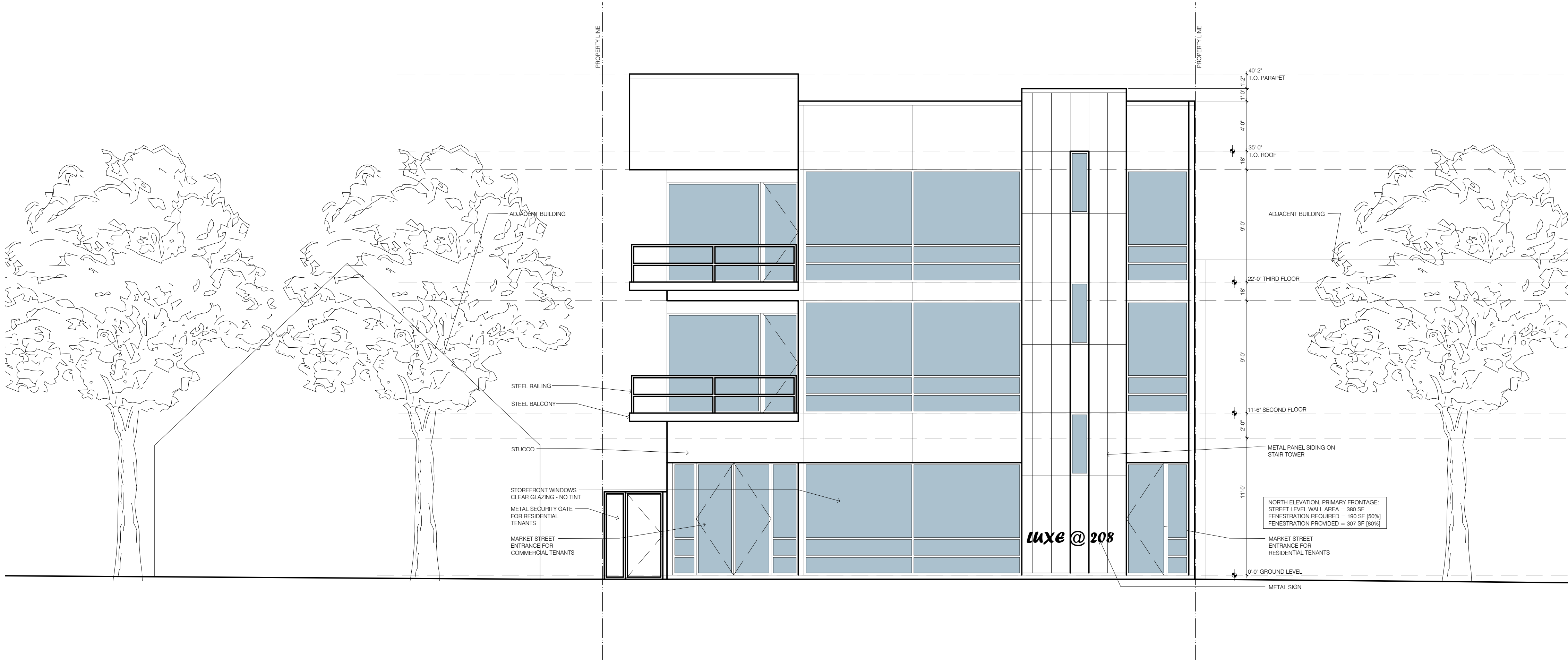
2 ROOF PLAN
SCALE 3/16" = 1'-0"



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2 EAST (LEFT SIDE) ELEVATION
SCALE 3/16" = 1'-0"



1 NORTH (FRONT) ELEVATION
SCALE 3/16" = 1'-0"

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ELEVATIONS

A200

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