



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Change window/door trim and corner board trim material  
previously approved via COA-0068-2025

417 Watauga St

Address

Oakwood

Historic District

Historic Property

COA-0026-2026

Certificate Number

3/3/2026

Date of Issue

3/3/2027

Expiration Date

*This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.*

Signature, Colletti K

Raleigh Historic Development Commission

*Pending the resolution of appeals, commencement of work is at your own risk.*

Type or print the following:

Applicant name: Keith Brouillard + Jennifer Speri

Mailing address: 3604 Pewter Pl

City: Raleigh

State: NC

Zip code: 27612

Date: 12/11/2025

Daytime phone #: [REDACTED]

Email address: [REDACTED]

Applicant signature *Keith Brouillard*

dotloop verified  
02/23/26 1:32 PM EST  
RTWN-YWXL-LJ7-C8VW

*Jennifer NSperi*

dotloop verified  
02/23/26 1:39 PM EST  
QGHR-H1XL-VEQV-467T

Minor work (staff review) – one copy  
Major work (COA committee review) – ten copies

- Additions > 25% of building sq. footage
- New buildings
- Demolition of building or structure
- All other

Post approval re-review of conditions of approval

**Office Use Only**

Transaction #: \_\_\_\_\_

File #: **COA-0026-2026**

Fee: \_\_\_\_\_

Amount paid: \_\_\_\_\_

Received date: \_\_\_\_\_

Received by: \_\_\_\_\_

Property street address: 417 Watauga St

Historic district: Oakwood

Historic property/Landmark name (if applicable):

Owner name: Keith Brouillard + Jennifer Speri

Owner mailing address: 3604 Pewter Pl

**For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.**

Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Office Use Only Type of work: _____ _____ _____
Did you consult with staff prior to filing the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

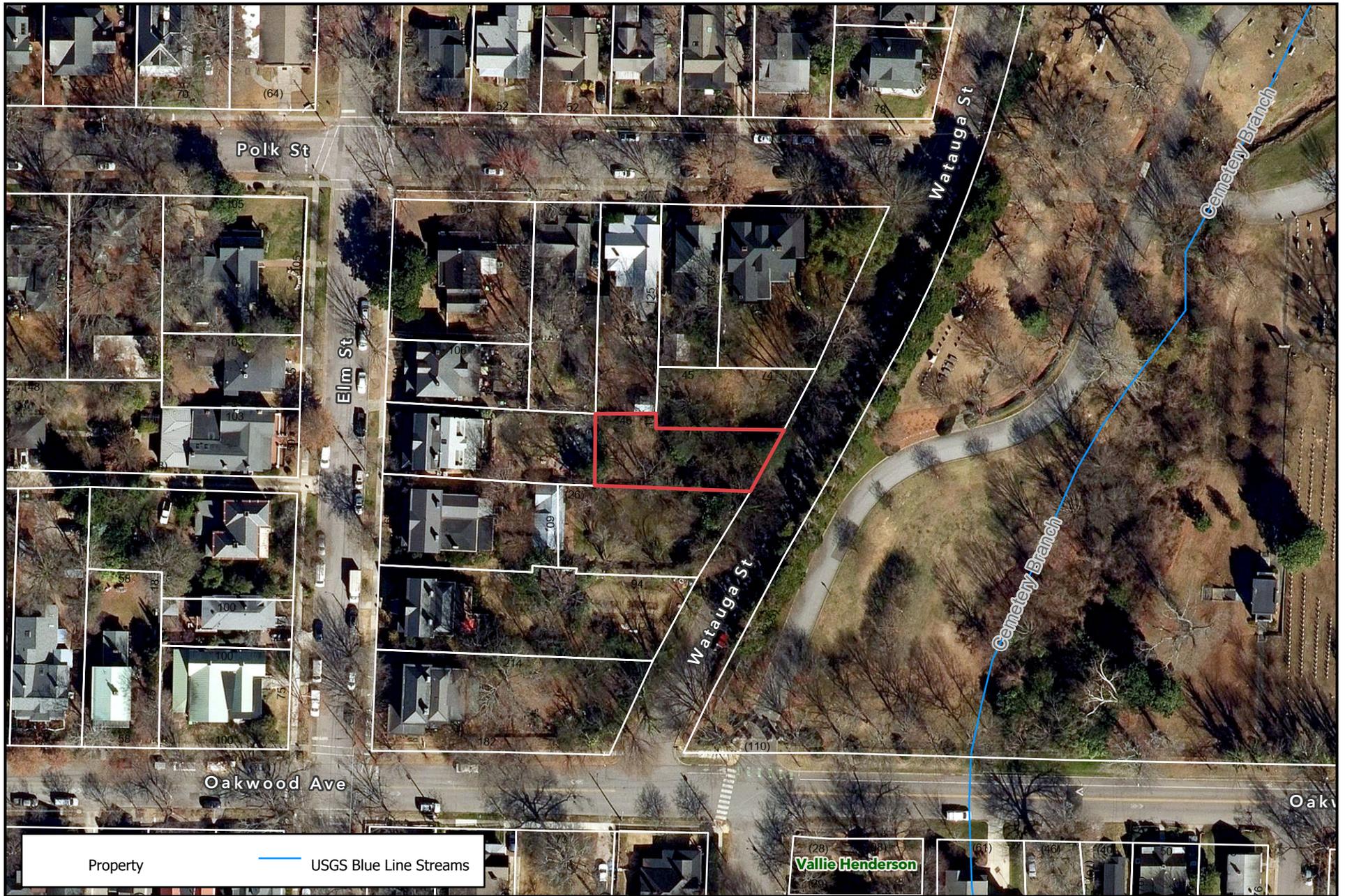
Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
2.1/38-39	Wood	Replace wood trim around windows and corner boards with Miratec Exterior Trim

**Minor Work Approval (office use only)**

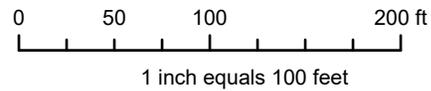
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until 03/02/2027.

Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) Collette K Date 03/02/2026



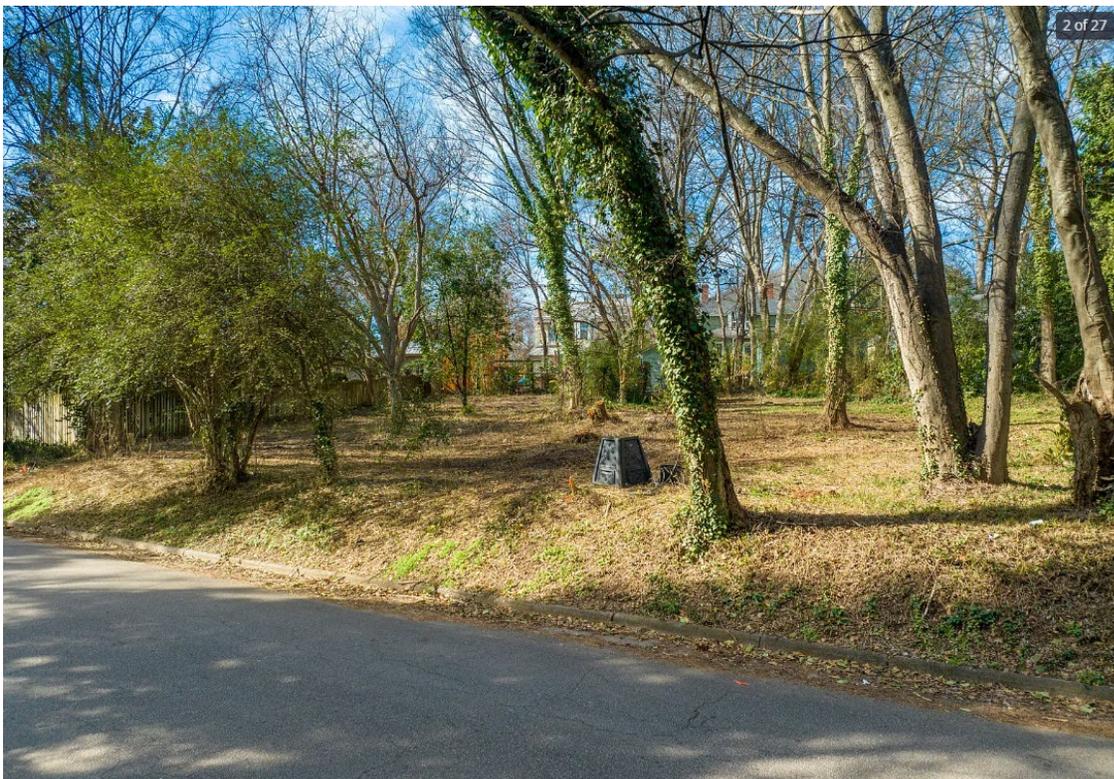
### 417 Watauga St - Aerial



**Disclaimer**  
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Images of the lot at 417 Watauga St



## **Proposed Changes to 417 Watauga St**

We would like to change the 5" corner boards and 4.5" wood trim for the windows and doors to MiraTEC Exterior Composite Trim. Only the smooth side of the trim will be used. MiraTEC trim mirrors the look of real wood, but will be maintenance free and is rot/termite resistant. The 1" drip cap will be a EC 197 PVC drip cap installed over the windows and doors.

Product specs have been included and highlighted to show which sizes will be used for each application.

# MIRATEC®

THE *Original* TEC TRIM™



# SUPERIOR PERFORMANCE AND VALUE



MiraTEC Product Information, Warranty and Application Instructions



**BUILDING CODE LISTED**  
United States: ESR-3043 from the ICC-ES and  
FL Building Code 22271  
Canada: 14015-L from the CCMC **CCMC 14015-L**

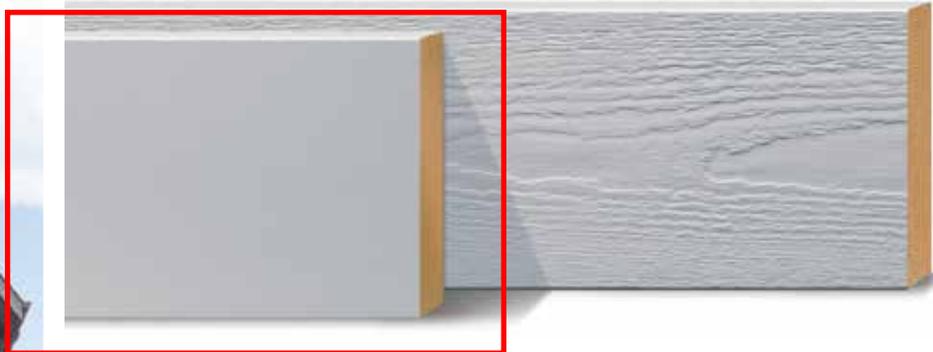
Unlike other materials used for trim these days, MiraTEC® is the one product actually conceived and engineered to do the job. Moisture, rot, termites, checking, splitting and cracking are all challenges it boldly takes head-on and crushes. As the first wood composite trim to earn an evaluation report (ESR-3043) from ICC-ES and 14015-L from the CCMC, MiraTEC simply performs to a standard other composite trim products cannot. Not by chance, but by design.

## NO OTHER TRIM PERFORMS LIKE MIRATEC

- Resists moisture, rot and termites
- Reversible with a woodgrain texture on one side and a smooth surface on the other
- Handles like wood; easy to machine, cut and nail
- Won't check, split or crack
- The original TEC™ manufacturing process makes MiraTEC a solid board that has uniform properties throughout for consistent performance in every piece
- Primed 4 sides with an ultra-low VOC, primer containing a mildewcide
- 50-year limited warranty

## ANYONE CAN TALK PERFORMANCE; MIRATEC PROVES IT

- ✓ Moisture resistant: As measured by ASTM D1037 for Water Absorption and Thickness Swelling
- ✓ Rot resistant: Tested per AWPA E16 Field Test for Evaluation of Wood Preservatives to be Used Out of Ground Contact: Horizontal Lap-Joint Method
- ✓ Termite resistant: Tested per AWPA E7 Standard Method of Evaluating Wood Preservatives by Field Tests with Stakes





# SIZE MATTERS

## 5/8" ACTUAL THICKNESS

Compare to 440 Series and other scant 3/4" products

2" MIRATEC  
BATTEN →

SIZE		16' PIECES	
NOMINAL	ACTUAL*	BUNDLE	UNIT
2" x 192"	2"	12	336
3" x 192"	2 13/16"	8	320
4" x 192"	3 9/16"	8	240
5" x 192"	4 9/16"	8	200
6" x 192"	5 9/16"	4	160
8" x 192"	7 5/16"	4	120
10" x 192"	9 5/16"	4	100
12" x 192"	11 5/16"	4	80
16" x 192"	15 9/16"	2	60

## 3/4" ACTUAL THICKNESS (4/4 Nominal)

SIZE		16' PIECES	
NOMINAL	ACTUAL*	BUNDLE	UNIT
2" x 192"	2"	12	336
3" x 192"	2 13/16"	8	320
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## 1" ACTUAL THICKNESS (5/4 Nominal)

Compare to 540 Series and other similar products

2" MIRATEC  
BATTEN →

SIZE		16' PIECES	
NOMINAL	ACTUAL*	BUNDLE	UNIT
2" x 192"	2"	9	252
3" x 192"	2 13/16"	6	240
4" x 192"	3 9/16"	6	180
5" x 192"	4 9/16"	6	150
6" x 192"	5 9/16"	3	120
8" x 192"	7 5/16"	3	90
10" x 192"	9 5/16"	3	75
12" x 192"	11 5/16"	3	60
16" x 192"	15 9/16"	2	42

\* +/- 1/16"

Corner Boards

## 1-1/4" ACTUAL THICKNESS (6/4 Nominal) Smooth Both Sides

SIZE		16' PIECES	
NOMINAL	ACTUAL*	BUNDLE	UNIT
4" x 192"	3 9/16"	4	144
6" x 192"	5 9/16"	3	96
8" x 192"	7 5/16"	3	72
10" x 192"	9 5/16"	3	60
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Window/Door Trim

**MIRATEC**  
THE Original TEC TRIM™



# LIMITED WARRANTY

EFFECTIVE JANUARY 1, 2016 TO CURRENT

## MiraTEC® Treated Exterior Composite Trim Limited Warranty

This limited warranty is effective for all MiraTEC® Treated Exterior Composite Trim Products<sup>1</sup> manufactured on or after January 1, 2016 for use in the United States and Canada. Any previous warranties will continue to apply to products sold under the MiraTEC name prior to this date. For additional information, including care and maintenance information, refer to [www.miratecextira.com](http://www.miratecextira.com).

### What This Limited Warranty COVERS...

#### Fifty Year Limited Warranty for MiraTEC Products

We warrant to the original owner<sup>2</sup>, and to two subsequent owners, that if your MiraTEC Product exhibits hail damage, delamination, decomposition of the substrate due to fungal growth, termite damage causing failure of the Product, splitting or cracking of the substrate face, buckling, excessive warping or swelling of the Product, caused by a defect in material or workmanship within **fifty (50) years** of the date of original purchase, we will pay for the replacement of the Product, limited to **twice the original purchase price\*** of the failed Product according to the following schedule: We will cover prefinishing costs of replacement materials when MiraTEC is found to be defective. Verification of purchase of prefinished material is required.

Up to and including the 5th anniversary of the purchase date (Years 0-5)	200%
Years 6-10	180%
Years 11-15	160%
Years 16-20	140%
Years 21-30	120%
Years 31-40	80%
Years 41-50	40%
After the 50th anniversary of the purchase date	0%

\*Prefinishing costs are excluded from doubling.

**Transferability:** This limited warranty is transferable up to two times to subsequent owners of the structure in which the Product is installed.

### How to Get Assistance...

If you have a problem with your MiraTEC Product, immediately upon discovery, contact the distributor or dealer from whom you purchased our product or contact us directly:

Email:  
warranty@miratecextira.com

We can respond quickly and efficiently if you provide the following: a) date and location of purchase, b) how to contact you, c) the address where the product can be inspected, and d) a description of the apparent problem and the product (photographs are helpful).

### What We Will Do...

Upon receiving your notification, we will send out an acknowledgment, usually within three business days of receipt to the contact identified. We will investigate your claim and will begin to take appropriate action within 30 days after receipt of notification. If your limited warranty claim is denied, we may charge an inspection fee for an on-site inspection that is required or requested by you.

If your claim is accepted, and we choose to repair or replace the Product or a component of the Product, the replacement Product/component will be provided in the same specification as the original Product. For factory prefinished Products replaced beyond 15 years after the purchase date, we will provide a primed replacement Product. Replacement Products, components and services are warranted for the balance of the original product or service limited warranty, or 90 days, whichever is longer.

### What This Limited Warranty Does NOT Cover...

We are not liable for damage, product failure or poor product performance due to:

- Normal wear and tear, and natural weathering of surfaces or variations in the color or texture of field-finished coating; surface cracks that are less than 1/32" in width and/or 1" in length.
- Exposure to chemicals (e.g. brick wash), a harsh environment (e.g., airborne pollutants, or prolonged contact with or immersion in liquid water), or direct contact with soil.

- Misuse, abuse or failure to properly store, handle, finish and provide maintenance for the Product.
- Alteration or modification of the Product.
- Any cause beyond our reasonable control (e.g. fire, flood, earthquake, other acts of nature, and acts of third parties outside of our control).
- Problems related to: improper field finishing of all exposed surfaces and edges of the Product (See our instructions at [www.miratecextira.com](http://www.miratecextira.com)); variation or unsatisfactory results in sheen or texture resulting from the field application of paint or any other coating material.
- Warp or buckling less than 1/4" per linear foot; warp due to movement of any underlying materials or structures to which the Product is attached.
- Flaws in structural design and construction; installation into a condition that exceeds product design standards and/or is not in compliance with building codes.
- Hardware or accessories that are not provided by us.

#### We are also not liable for:

- Cost for labor, removal or disposal of defective product(s), freight, taxes or any other charge related to a failed product, installation or finishing of replacement panels.
- Incidental or consequential damage. Some states/provinces do not allow the exclusion or limitation of incidental or consequential damages, so this may not apply to you.

### IMPORTANT LEGAL INFORMATION -- PLEASE READ THIS CAREFULLY. IT AFFECTS YOUR RIGHTS.

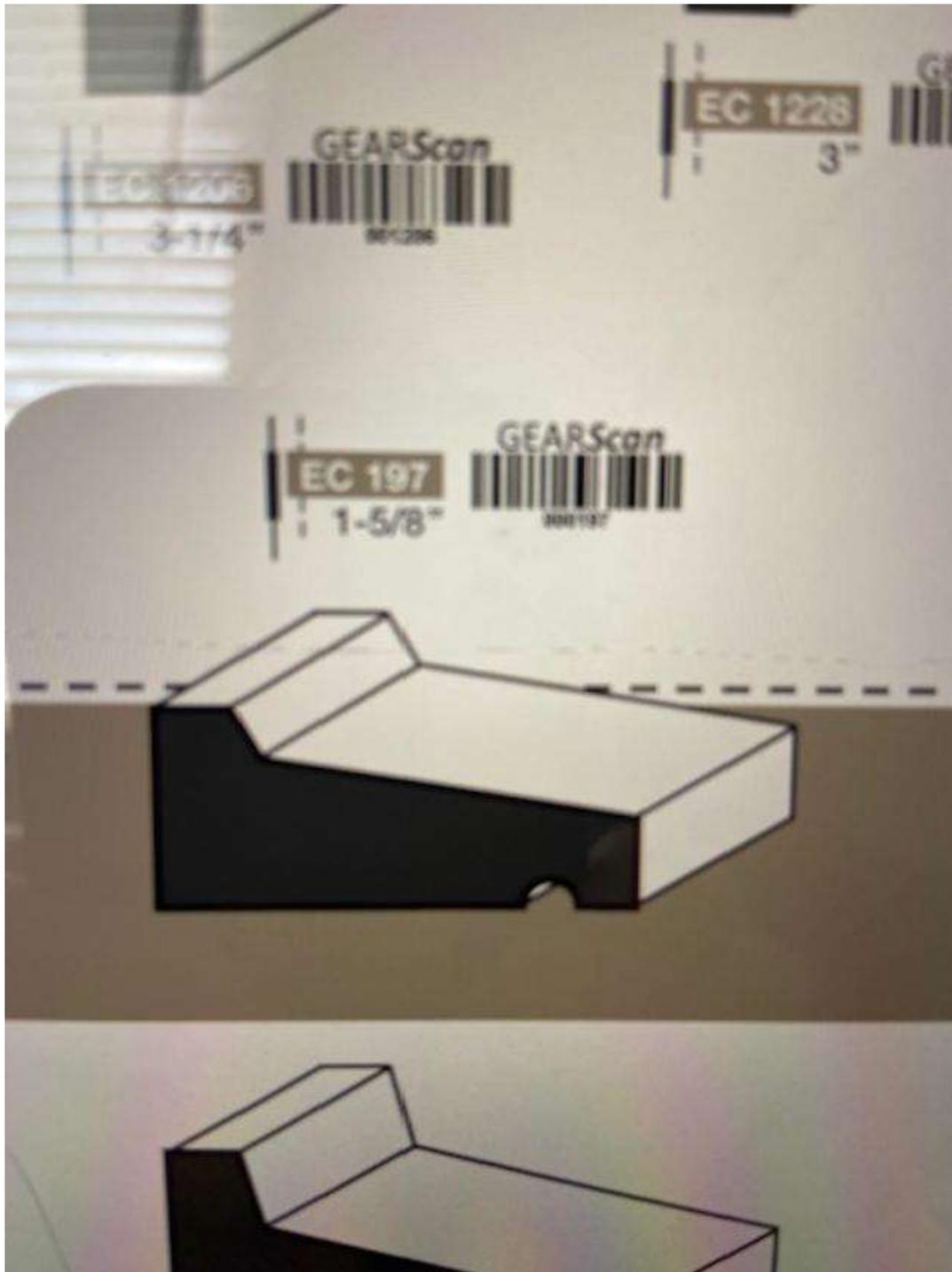
**This Limited Warranty document sets forth our maximum liability for our products. We shall not be liable for special, indirect, consequential, or incidental damages. Your sole and exclusive remedy with respect to any and all losses or damages resulting from any cause whatsoever shall be as specified above. We make no other warranty or guarantee, either express or implied, including implied warranties of merchantability and fitness for a particular purpose to the original purchaser or to any subsequent user of the Product, except as expressly contained herein. In the event state or provincial law precludes exclusion or limitation of implied warranties, the duration of any such warranties shall be no longer than, and the time and manner of presenting any claim thereon shall be the same as, that provided in the express limited warranty stated herein. This Limited Warranty document gives you specific legal rights, and you may have other rights that vary from state/province to state/province.**

**Any dispute, controversy or claim arising out of or relating to this limited warranty, any alleged breach thereof, or the use or sale of the products to which this limited warranty applies shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association in accordance with its commercial arbitration rules. Original purchaser agrees that they may assert claims against Woodgrain in their individual capacity only, and not as a plaintiff or class member in any purported class action proceeding. The limited warranty provision herein shall be interpreted in accordance with the laws of Idaho (excluding Idaho's conflict of laws principles). If any provision of this limited warranty is held illegal or unenforceable in a judicial proceeding, such provision shall be severed and shall be inoperative, and the remainder of this limited warranty shall remain operative and binding on the Parties. Rejection of these dispute resolution provisions must be sent to Woodgrain at the address provided herein within thirty (30) days of original purchaser's receipt of the Products to which this limited warranty applies.**

No distributor, dealer or representative of MiraTEC Products has the authority to change, modify or expand this limited warranty. The original purchaser of this Product acknowledges that they have read this limited warranty, understand it, and are bound by its terms and agrees to provide this limited warranty to the original owner of the structure into which the Product is installed.

1 "MiraTEC Products" shall refer to treated exterior composite trim manufactured and marketed by Woodgrain under the MiraTEC brand name for use in the United States and/or Canada.

2 This limited warranty extends to the original owner (original owner means the contractor/dealer/distributor/purchaser and the initial owner of the structure where the product is initially installed) and is transferable to two subsequent structure owners. The original purchaser of this product acknowledges that they have read this limited warranty, understand it and are bound by its terms and agrees to provide this limited warranty to the original owner of the structure into which the product is installed.



Drip Cap