



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Alter driveway retaining wall design; alter front walk and stair design

417 Watauga St

Address

Oakwood

Historic District

Historic Property

COA-0102-2026

Certificate Number

7/20/2026

Date of Issue

7/20/2027

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, _____

Collette 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

Mailing address: 3604 Pewter Pl

City: Raleigh

State: NC

Zip code: 27612

Date: 12/11/2025

Daytime phone #: [REDACTED]

Email address: [REDACTED]

Applicant signature: [REDACTED]

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-0102-2026**

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

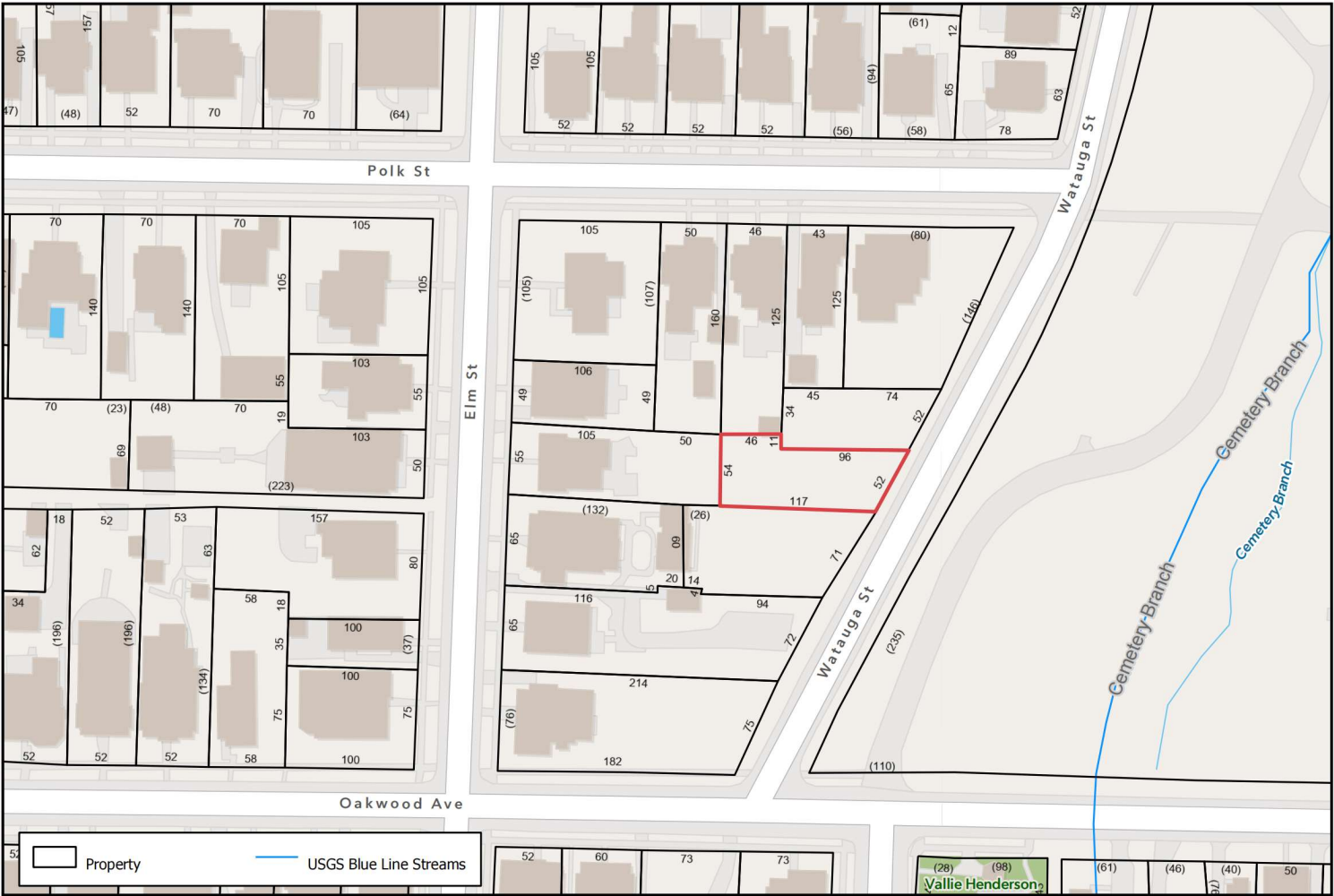
Property Owner Name & Address

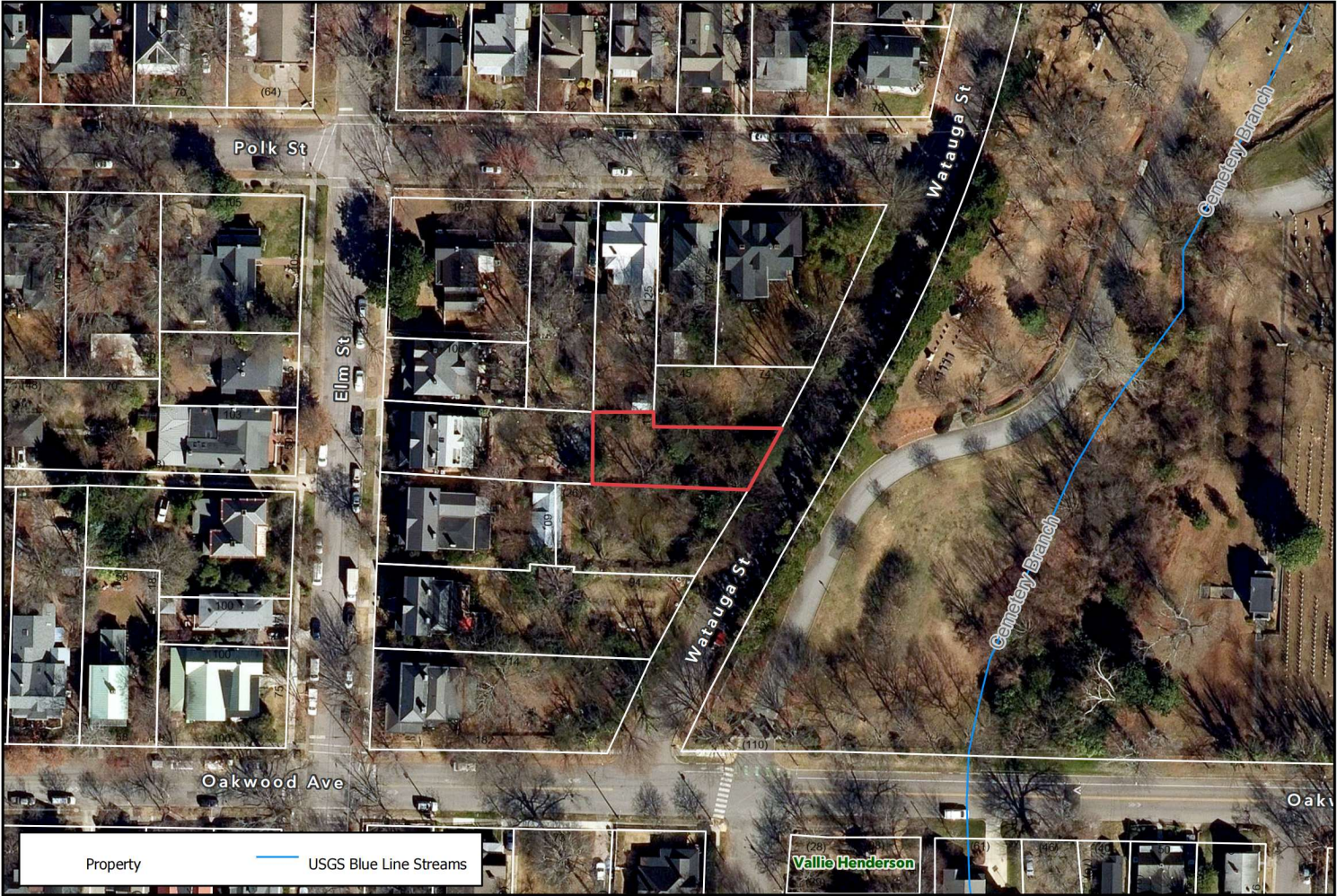
I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application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

Will you be applying for rehabilitation tax credits for this project? Yes ☐ No ☒	Office Use Only Type of work: _____ _____
Did you consult with staff prior to filing the application? Yes ☒ No ☐	

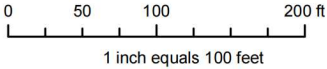
Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
1.4/24-26	Fences & Walls	Remove proposed site walls from COR ROW and adding retaining wall to front yard
1.5/27-28	Walkways, etc..	Remove proposed stairs/walkway from COR ROW

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 <u>07/20/2024</u> . 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) <u>Collette K</u>	Date <u>07/20/2020</u>





417 Watauga St - Aerial



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417 Watauga St

We are requesting to make changes to the front yard retaining walls and stairs that were previously approved. We are proposing to remove the two proposed retaining walls and stairs located within the City of Raleigh ROW as shown on the approved site plan.

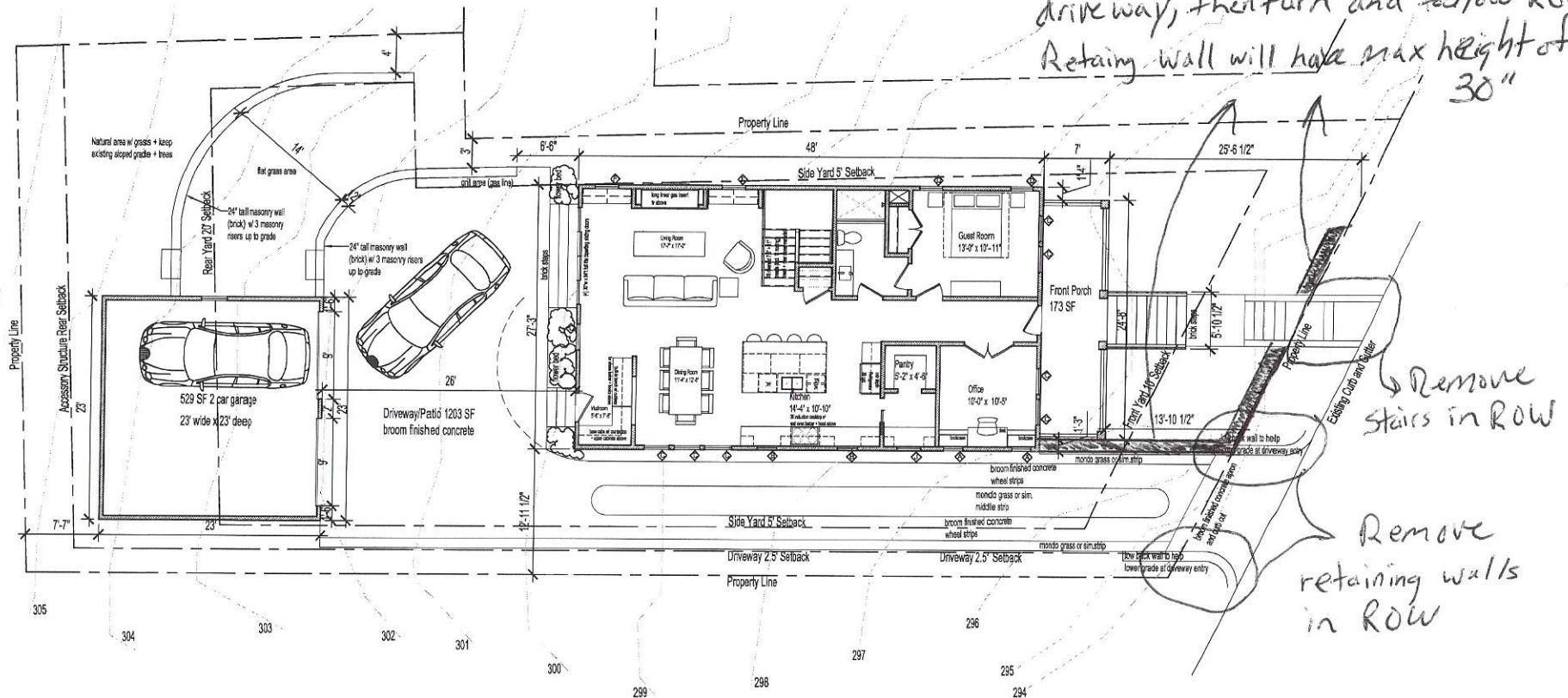
We are proposing to install a 12", brick retaining wall that will match the same style as the brick retaining walls in the backyard and we will use the same color brick as the house foundation bricks. The retaining wall will have a variable height as it follows the elevation changes in the yard, but will be kept to a max height of 30", if possible.

The wall will start at the front-left corner of the house foundation and will follow the driveway towards the City of Raleigh ROW. Once it reaches the ROW, it will turn and follow the ROW in front of the house. The front stairs will be built straight down from the front of the house towards Watauga St and the ROW, but will stop before reaching the ROW. Both the stairs and the retaining wall will remain outside of the City of Raleigh ROW. The area between the retaining wall and the back of the curb will be grass.

The left side of the driveway will not have a retaining wall. This area will be graded/sloped and a hearty ground cover type vegetation (monkey grass/Loriopi) will be planted to stabilize this slope.



Brick
Install 12" thick retaining wall, with variable height from left front corner of house along driveway, then turn and follow ROW. Retaining wall will have max height of 30"



417 Watauga St- New Ground Floor w/ Site (Main House SF 1309)
Scale - 3/32" = 1'-0"



PELL ST studio

Architect
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