



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove dead/diseased/dangerous tree; plant replacement tree

417 Watauga St

Address

Oakwood

Historic District

Historic Property

COA-0162-2025

Certificate Number

11/14/2025

Date of Issue

5/14/2026

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 PI

City: Raleigh

State: NC

Zip code: 27612

Date: 11/7/25

Daytime phone #: 919-906-2807

Email address: khb1526@yahoo.com

Applicant signature: *Keith Brouillard*

dotloop verified
11/07/25 8:59 AM EST
SELI-FWC-8QCG-P5GB

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-0162-2025**

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 PI Raleigh, NC 27612

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 ☒

Did you consult with staff prior to filing the application?

☒ Yes ☐ No

Office Use Only

Type of work: 76

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).
1.3/page 23	Tree Removal	Remove dead/diseased/dangerous tree; plant replacement tree

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 05/14/2026.

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

11/14/2025



Lineberger's Tree Service, Inc.

Brent & Beverly Lineberger

5404 Penny Road

Raleigh, NC 27606

(919)834-0055

info@LinebergerTree.com

www.LinebergerTree.com

Keith Brouillard
3604 Pewter Place
Raleigh, NC 27612

November 6, 2025

RE: 417 Watauga St.

Keith.

Thank you for contacting Lineberger Tree Service and allowing me to consult with you. The attached report assesses the 12-inch dbh Hackberry located midway along the left property line, the location of the proposed driveway and the likelihood of root damage.

Recommendation:

- Remove 12-inch dbh Hackberry, midway along the left property line & grind the stump.

Please see the attached report. Please contact our office through the website when you are ready for any estimate to remove the Hackberry tree. It is a pleasure working with you. Please feel free to contact me if you need additional information.

Sincerely,

Mary Ann Metcalf, ISA Certified Arborist #SO-0172

Lineberger's Tree Service, Inc

919-834-0055 office

919-812-6873 cell/text

Email: MaryannMetcalf@LinebergerTree.com

Tree Evaluation Report

Date Tree Evaluated: 9/30/2025

Inspector: Mary Ann Metcalf, Certified Arborist #SO-0172A; NC Registered Forester #1385

Property Owner: Keith Bouillard

Site Address: 417 Watauga St., Raleigh, NC

Tree Evaluated: *Celtis occidentalis*, Common Hackberry **Location on property:** Midway along the left property line, adjacent to a wooden panel fence.

Tree Characteristics:

Diameter: 12-inch dbh

Trunks: 1

Height: 45 ft.

Spread: 30 ft.

Form: Symmetrical

Crown Class: Co-dominant (there are 2 major scaffold branches that make up the crown.)

Value: Shade

The 12-inch Hackberry has (8) buttress roots. The 12-inch Hackberry is along the left property line. The proposed driveway is 2.5 ft. from the property line and the preparation including clearing, excavating and grading of the site for the carport and driveway will greatly affect or remove 5 of the 8 buttress roots, remove at least 50% of the secondary and 50% of the fine feeder roots, thereby compromising the integrity/stability of the root system and the overall health of the tree. Most of the tree limbs and growth, the weight of the upper part of the tree is toward the neighbor's property along the left side of the lot. The large roots that will be affected are on the opposite side of the weight of the tree..

Recommendation:

Due to the natural weight of the tree being to the south toward the neighboring property, the 5 buttress roots greatly affected or removed to the north side of the tree opposite the natural weight of the tree, the removal of at least 50% of the secondary roots and 50% of the fine feeder roots my recommendation is to remove the 12-inch dbh Hackberry tree.

Attached pictures:

1. 12-inch dbh Hackberry
2. Upper trunk of 12-inch Hackberry
3. Crown/canopy of 12-inch Hackberry
4. (5) of the (8) buttress roots of the 12-inch dbh Hackberry

North Carolina Extension Gardener Plant Toolbox

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Nyssa sylvatica

Common Name(s): Blackgum; Black Gum; Black Tupelo; Common Tupelo Tree; Cotton Gum; Nyssa; Pepperidge; Sour Gum; Tupelo

Previously known as: *Nyssa canadensis*; *Nyssa caroliniana*; *Nyssa sylvatica* var. *aquatica*

Phonetic Spelling

NIH-suh sil-VAT-i-ka

Description

Black gum or black tupelo is a medium-sized, native deciduous tree in the tupelo family (Nyssaceae). Its native range includes southern Ontario to the Central and Eastern United States, and Mexico. In the mountains of North Carolina, Tennessee, Virginia, and Georgia. Growing throughout North Carolina in dry upland forests, occasionally in bottomlands, savannas, swamp margins, and upland depressions that are occasionally flooded. It can also be found in the hills and mountains on dry slopes with oaks and hickories. The black gum is grown as an ornamental for its beautiful, scarlet red, fall color and for its shiny, dark green leaves in the summer. The specific epithet, *sylvatica*, means "of the woods."

The tree prefers average, medium to wet soils in full sun. It prefers moist, acidic soils, but is adaptive and tolerates poorly-drained soils and standing water, some drought, and some dry soils, at least in the wild. It tolerates many soil types and moisture conditions, but is slow-growing, reaching about 12 to 15 feet in about ten years, growing faster with a good watering and fertilizer schedule.

The black gum reaches a mature size of 40 to 70 feet tall but typically reaches 20 to 30 feet in cultivation. Trunk diameter is typically 1 to 2 feet but can reach 4 to 5 feet in taller specimens. It has a flowering habit that is dioecious, meaning a male and female tree are required to produce fruit. However, some plants have mostly male flowers while others have mostly female flowers, with most plants having a few perfect flowers. This would account for some plants being loaded with egg-shaped blue-black berries, while others may only have a few berries. Female trees need a male pollinator to set fruit. The nectar from the flowers is sought after by bees and tupelo honey is highly prized.

This tree is an excellent choice to support wildlife in the landscape. However, it should be sited in a permanent location because its long taproot makes it difficult to transplant later. It is tolerant of drought, heat, dry, and wet soils, and is moderately salt tolerant, but it is intolerant to alkaline soils. It withstands wind, ice, and salt spray in coastal locations. Black gum is a good street tree, specimen, and shade tree. The spectacular fall foliage color will add interest to your landscape.

Quick ID Hints:

- deeply furrowed bark
- leaf shape elliptic to obovate, dark green upper surface, pale green undersides
- brilliant fall foliage colors of yellow, orange, purple, and red
- entire margins to Irregular coarse teeth near the tips of some leaves
- branches held more or less 90 degrees to the main stem
- bluish-black drupes from September to October
- chambered pith
- vascular bundles in the leaf scar

Insects, Diseases, or Other Plant Problems: Leaf miners and scale are occasional insect pests. It has some susceptibility to leaf spots, cankers, and rust. It has been recently found that a number of the black gum trees have been dying. There was evidence of leaf spots and cankers, but the cause has not been determined.

[Key to Nyssa](#)

VIDEO created by Grant L. Thompson for "[Trees, Shrubs, and Woody Vines for Landscaping](#)" a plant identification course offered by the [Department of Horticulture at Iowa State University](#).

Mountain Ridge Top Garden - East Lawn and Lower Drive Border

Mountain Ridge Top Garden - North Lawn and Upper Drive Border

Mountain Ridge Top Garden - North Woods

Mountain Ridge Top Garden - West Meadow and Woods

Paths & Walkways



Nyssa sylvatica 'Sparkler' Form
Jim Robbins
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[Download Image](#)



Nyssa sylvatica
Jim Robbins
[CC BY-NC-ND 4.0](#)
[Download Image](#)



Nyssa sylvatica Bark
Jim Robbins
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Cultivars / Varieties:

Afterburner® ('David Odom'), 'Autumn Cascades', Fire Starter® ('JFS-Red'), 'Green Gable', 'Miss Scarlet', 'Red Rage', 'Red Splyndor', 'Sheri's Cloud', 'Snow Flurries', 'Sparkler', Swamp Tupelo, var. biflora, 'Wildfire', 'Zydeco Twist'

Attributes:**Genus:**

Nyssa

Species:

sylvatica

Family:

Nyssaceae

Uses (Ethnobotany):

Wood is tough, cross-grained, hard to work, and warps easily. It is often used for crates, cross ties, rough floors, and pulpwood.

Life Cycle:

Perennial

Woody

Recommended Propagation**Strategy:**

Layering

Seed

Country Or Region Of Origin:

Southern Ontario, Central and Eastern United States, and Mexico

Distribution:

Native: United States--AL, AR, CT, FL, GA, IL, KS, KY, LA, ME, MA, MI, MS, MO, NH, NJ, NY, NC, OH, OK, PA, RI, SC, TN, TX, VT, VA, and WI; Canada--Ontario; Mexico--Mexico Central, Mexico Gulf, Mexico Northeast, and Mexico Southeast.

Fire Risk Rating:

low flammability

Wildlife Value:

Its young sprouts are eaten by white-tailed deer. The fruits (berries) are enjoyed by thrushes and other songbirds, wild turkeys, black bear, foxes, raccoons and opossums from August through October. It is one of the most important food sources for fall song bird migration. The natural hollows that form in the tree are a refuge for reptiles, tree frogs, bats and other wildlife. The spring flowers are a nectar source for bees.

Play Value:

Attracts Pollinators

Colorful

Wildlife Food Source

Particularly Resistant To (Insects/ Diseases/Other Problems):

Resistant to fire. This tree is somewhat resistant to deer

damage.

Edibility:

Fruit can be eaten raw or cooked. Produces a thin sharply acid pulp that is pleasant to roll in the mouth as a masticatory, it is also used in preserves. The honey bees produce from the flowers of this tree is highly prized.

Dimensions:

Height: 40 ft. 0 in. - 70 ft. 0 in.

Width: 20 ft. 8 in. - 35 ft. 6 in.

Whole Plant Traits:**Plant Type:**

Native Plant

Tree

Woody Plant Leaf Characteristics:

Deciduous

Habit/Form:

Columnar

Irregular

Open

Pyramidal

Rounded

Spreading

Growth Rate:

Medium

Maintenance:

Low

Texture:

Medium

Cultural Conditions:**Light:**

Full sun (6 or more hours of direct sunlight a day)

Soil Texture:

Clay

Loam (Silt)

Sand

Soil pH:

Acid (<6.0)

Neutral (6.0-8.0)

Soil Drainage:

Good Drainage

Moist

Occasional Flooding

Occasionally Dry

Occasionally Wet

Available Space To Plant:

12-24 feet

24-60 feet

NC Region:

Coastal

Mountains

Piedmont

USDA Plant Hardiness Zone:

4a, 4b, 5a, 5b, 6a, 6b, 7a, 7b, 8a, 8b, 9a, 9b

Fruit:**Fruit Color:**

Black

Blue

Fruit Value To Gardener:

Edible

Display/Harvest Time:

Fall

Summer

Fruit Type:

Drupe

Fruit Length:

< 1 inch

Fruit Width:

< 1 inch

Fruit Description:

Female trees only. From late summer to fall, the tree produces green drupes that ripen to bluish-black, round to oval, 3/8 to 1/2-inch long, and clustered on stalks up to 1 1/2 inches long. Thin, bitter-smelling flesh surrounds the small, ribbed seeds. The fruits are edible but sour. Birds and small mammals enjoy the drupes.

Flowers:**Flower Color:**

Green

White

Flower Inflorescence:

Insignificant

Umbel

Flower Bloom Time:

Spring

Summer

Flower Size:

< 1 inch

Flower Description:

The tree is dioecious and requires male and female plants to produce fruits. The flowers bloom in the spring from May to June; they are not showy. They are small, greenish-yellow, and occur in small clusters. An individual flower is about 1/8 of an inch in diameter.

Leaves:**Woody Plant Leaf Characteristics:**

Deciduous

Leaf Color:

Green

Leaf Feel:

Glossy

Leathery

Waxy

Leaf Value To Gardener:

Showy

Deciduous Leaf Fall Color:

Gold/Yellow

Orange

Purple/Lavender

Red/Burgundy

Leaf Type:

Simple

Leaf Arrangement:

Alternate

Leaf Shape:

Elliptical

Obovate

Leaf Margin:

Dentate

Entire

Hairs Present:

Yes

Leaf Length:

3-6 inches

Leaf Width:

1-3 inches

Leaf Description:

Leaves are dark green on the upper surface, paler green on the undersides, 3 to 6 inches long and 1/2 to 3 inches wide, alternate, elliptic to obovate, blunt points, and are pubescent along the veins. Leaves turn yellow, orange, red, or purple in the fall. On sprouts or young trees, the leaves may have a few coarse teeth. The petiole is 0.5 to 1-inch long and reddish

Bark:**Bark Color:**

Black

Dark Brown

Light Gray

Surface/Attachment:

Furrowed

Ridges

Bark Plate Shape:

Rectangle

Square

Bark Description:

The bark is gray, brown to black, and deeply furrowed to create rectangular or square ridges (cobbled). The bark on younger trees is furrowed between flat ridges and matures into quadrangular blocks that are dense, hard, and nearly black.

Stem:**Stem Color:**

Brown/Copper

Gray/Silver

Stem Is Aromatic:

No

Pith (Split Longitudinally):

Chambered

Stem Description:

The twig color is gray to brown. The slender limbs grow at right angles to the trunk.

Landscape:**Landscape Location:**

Coastal
Lawn
Naturalized Area
Riparian
Woodland

Landscape Theme:

Drought Tolerant Garden
Native Garden
Nighttime Garden
Pollinator Garden
Rain Garden
Water Garden

Design Feature:

Shade Tree
Specimen
Street Tree

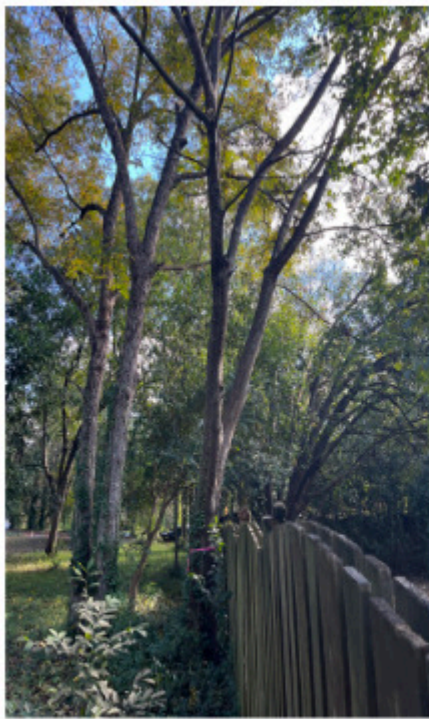
Attracts:

Bees
Frogs
Pollinators
Reptiles
Small Mammals
Songbirds
Specialized Bees

Resistance To Challenges:

Black Walnut
Deer
Drought
Dry Soil
Fire
Heat
Pollution
Salt
Wet Soil
Wind

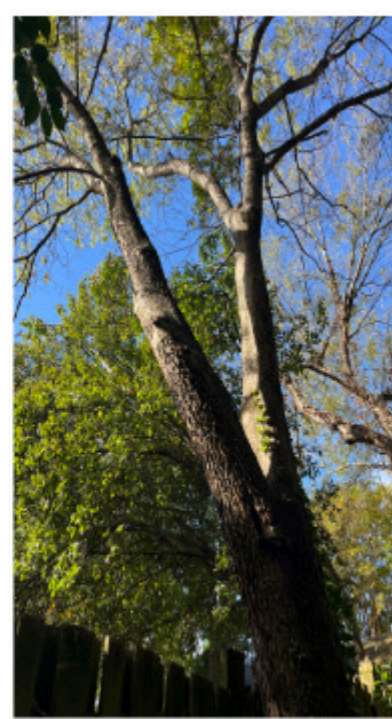




12" dbh Hackberry against fence



Upper trunk of 12" Hackberry



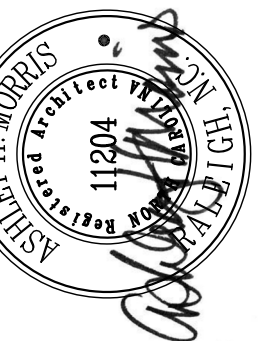
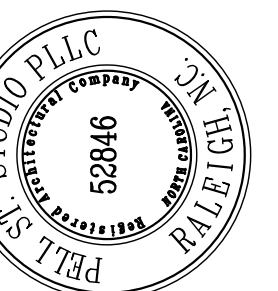
Crown/canopy of Hackberry



5 Buttress roots of 12" Hackberry that will be affected



PELL ST studio
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970
ahenkelmorris@yahoo.com



9.3.2025

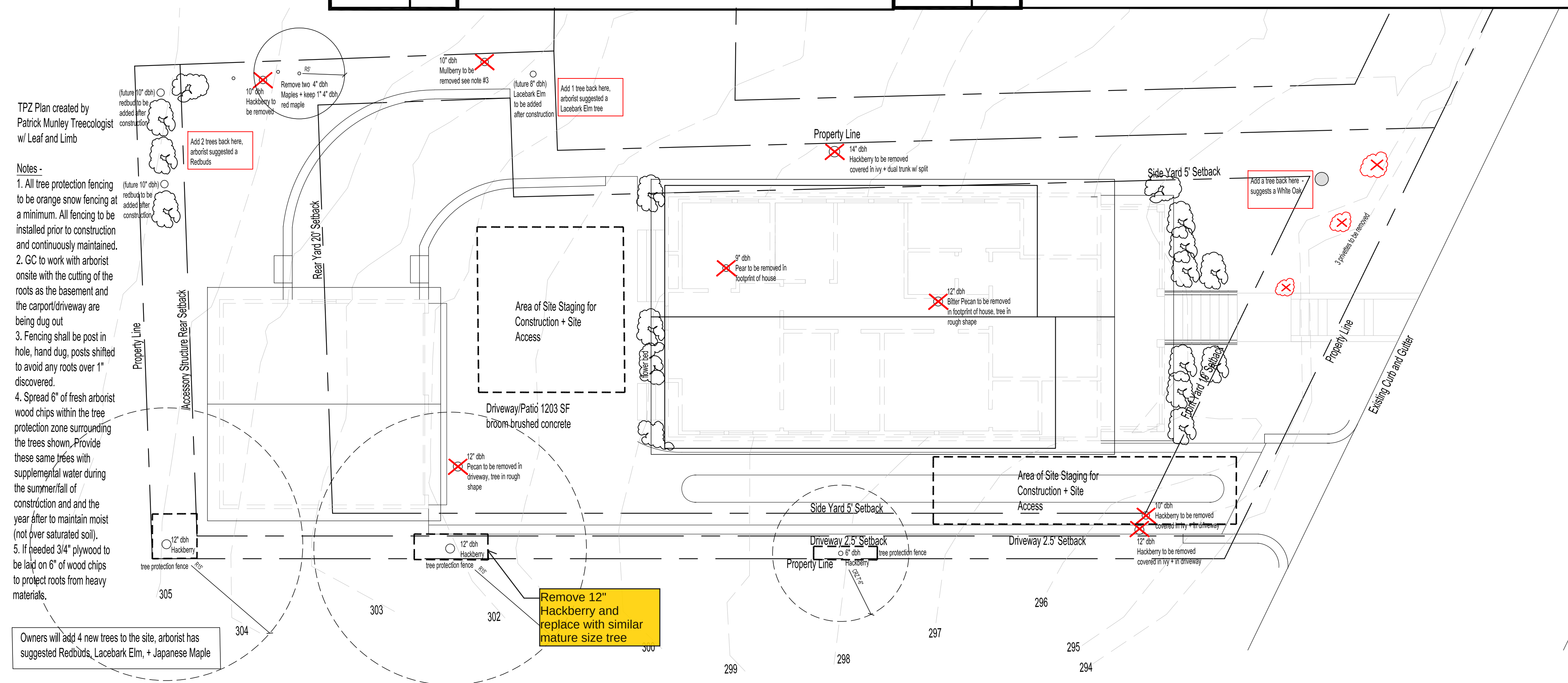


White Oak

A1.02	2	SUPPORT INFO FOR LANDSCAPE PLAN
		SCALE : NTS

SCALE : 1/8" = 1'-0"

SCALE : NTS



TPZ Plan created by
Patrick Munley Treecologist
w/ Leaf and Limb

Notes

1. All tree protection fencing to be orange snow fencing at a minimum. All fencing to be installed prior to construction and continuously maintained.
2. GC to work with arborist onsite with the cutting of the roots as the basement and the carport/diversity are being dug out
3. Fencing shall be post in hole, hand dig, posts shifted to avoid any roots over 1" discovered.
4. Spread 6" of fresh arborist wood chips within the tree protection zone surrounding the trees shown. Provide these same trees with supplemental water during the summerfall of construction and the year after to maintain moist (not over saturated) soil.
5. If needed 3/4" plywood to be laid on 6" of wood chips to protect roots from heavy materials.

Owners will add 4 new trees to the site, arborist has suggested Redbuds, Lacebark Elm, + Japanese Maple

Remove 12" Hackberry and replace with similar mature size tree

A1.02 1 TREE PROTECTION PLAN

SCALE : 1/8" = 1' - 0"

NEW TREE PROTECTION PLAN + LANDSCAPE PLAN

417 Watauga St
Raleigh, NC 27604

DATE: 3.September.2025

A1.02