

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove dormer window; remove window in garage;
install skylights; install grilling station in site wall

417 Watauga St

Address

Oakwood

Historic District

Historic Property

COA-0179-2025

Certificate Number

12/22/2025

Date of Issue

6/22/2026

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,

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 #: 919-906-2807	
Email address: khb1526@yahoo.com jsperi@hotmail.com			
Applicant signature: 	dotloop verified 12/11/25 9:49 PM EST EMPH-XW8B-TC18-4Q02		dotloop verified 12/11/25 9:50 PM EST PLPQ-R8FU-PZ90-XKWP
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-0179-2025 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 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: <u>65, 84, 99</u>
Did you consult with staff prior to filing the application? Yes No	

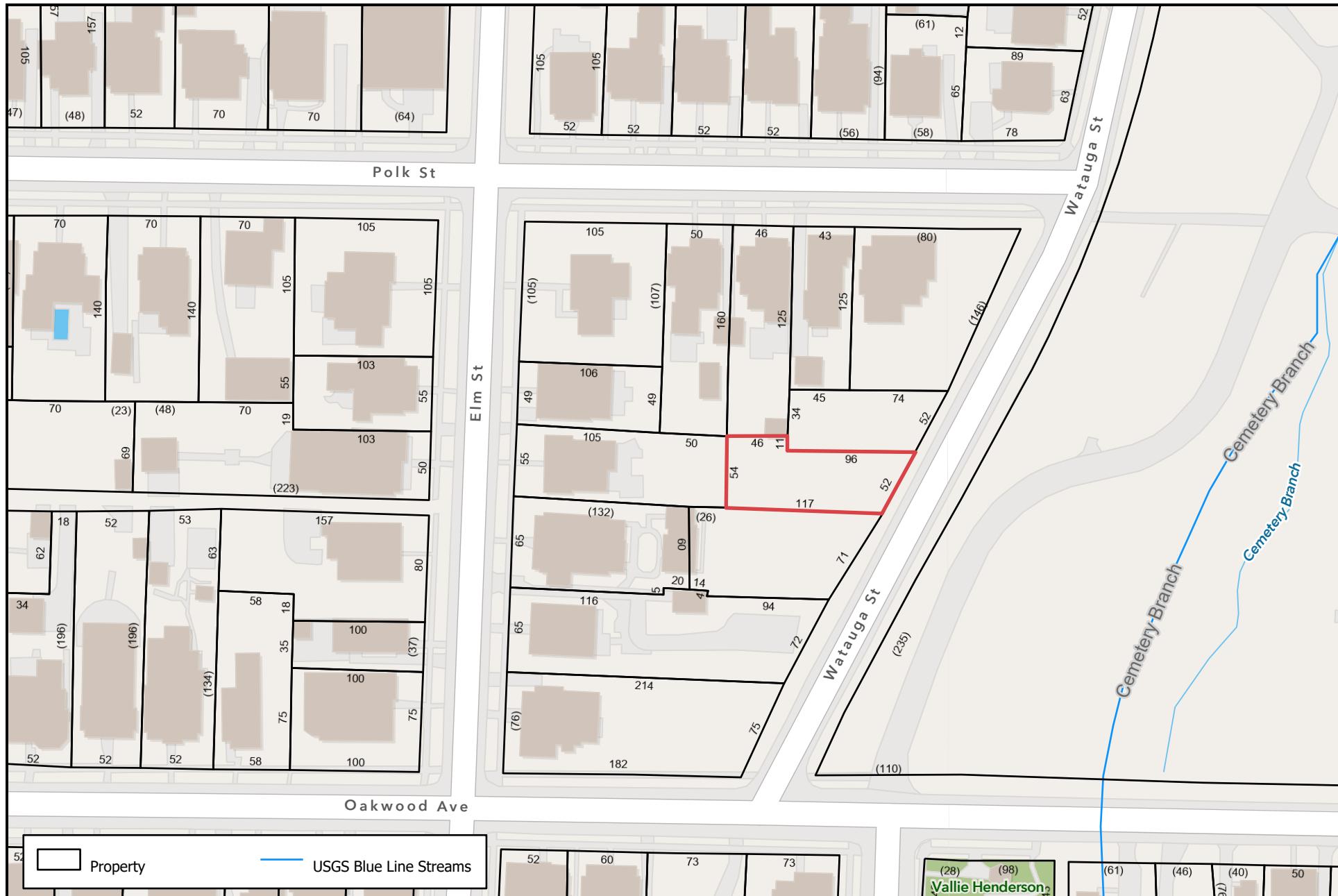
Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
2.7/5-53	Windows + Doors	Removing one window on dormer + one on garage, adding skylights to dormer roofs
1.4/24-25	Fences + walls	Grilling station added to approved masonry wall, 36" top of wall height for this area

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 01/22/2026

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 12/22/2025



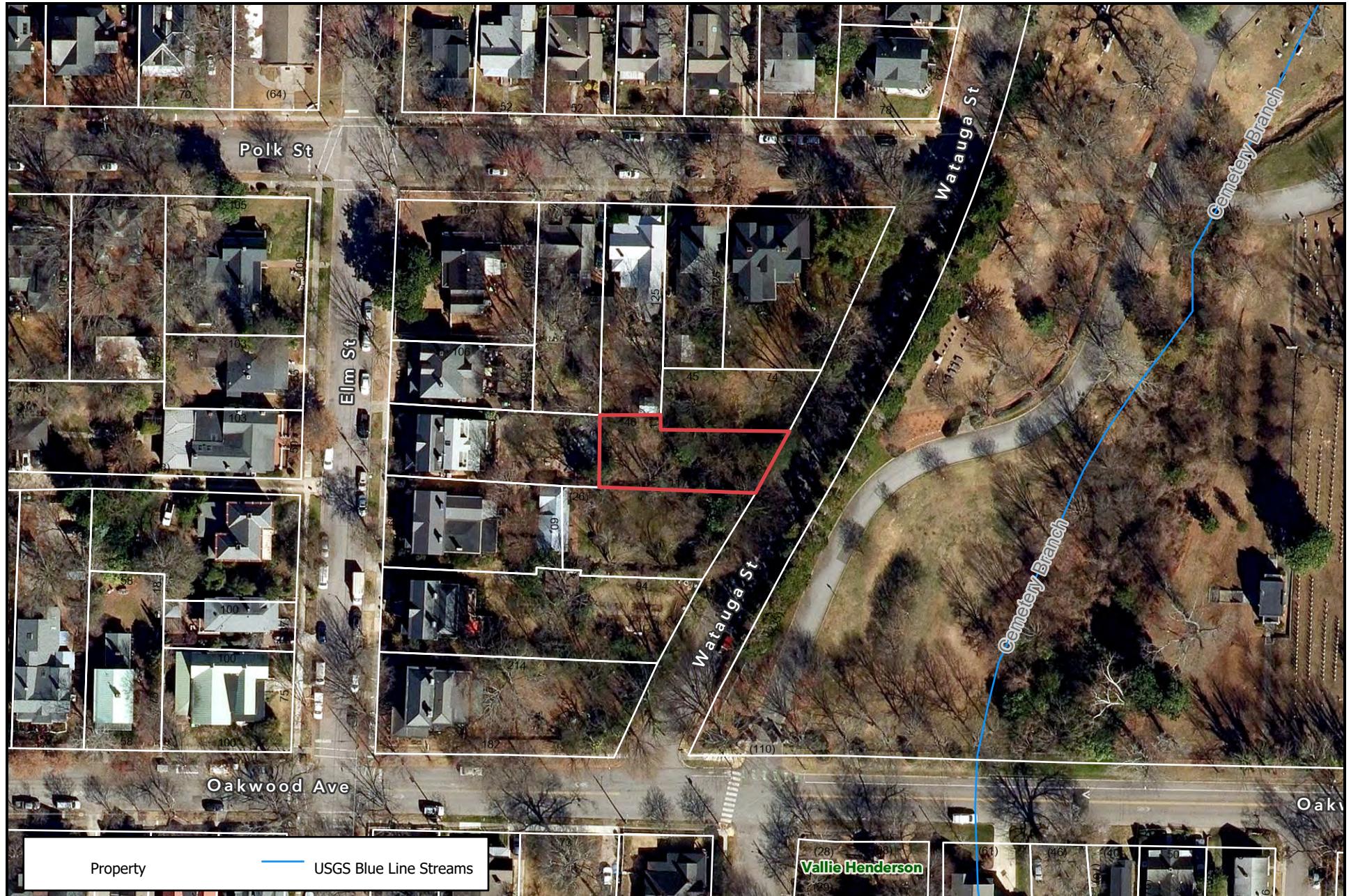
417 Watauga St - Imaps



0 50 100 200

1 inch equals 100 feet

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.



417 Watauga St - Aerial



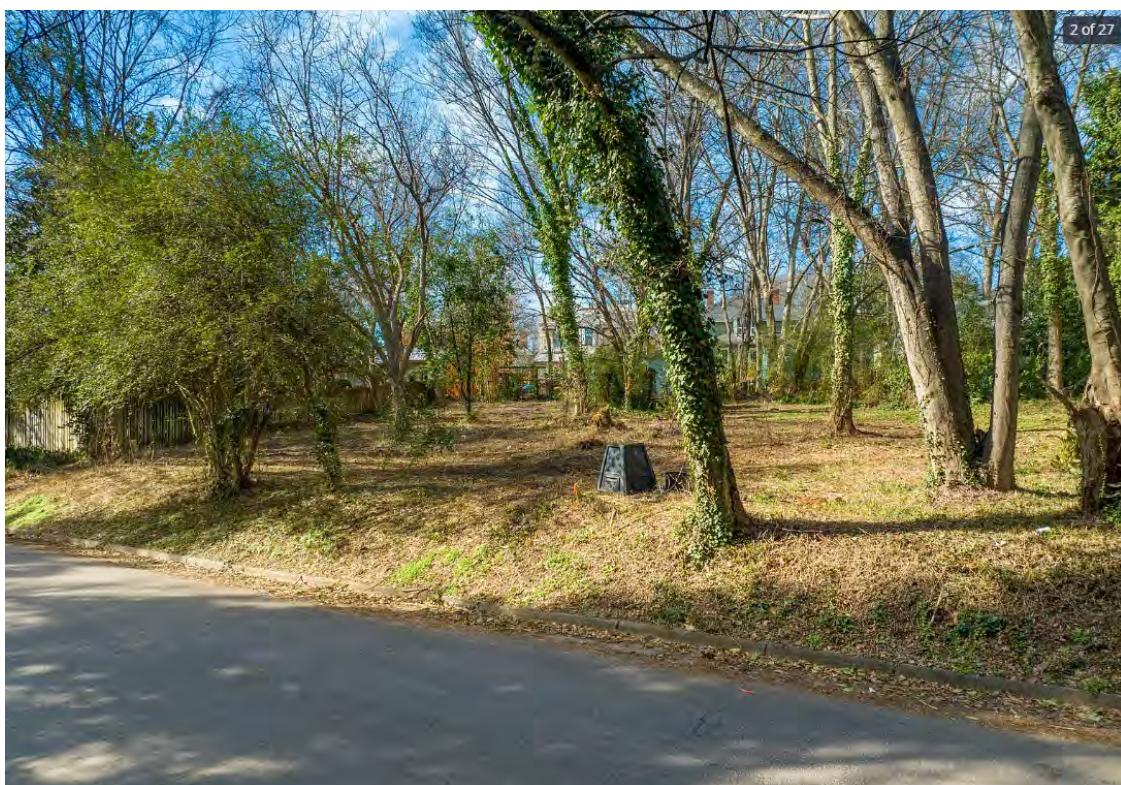
0 50 100 200 ft
1 inch equals 100 feet

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



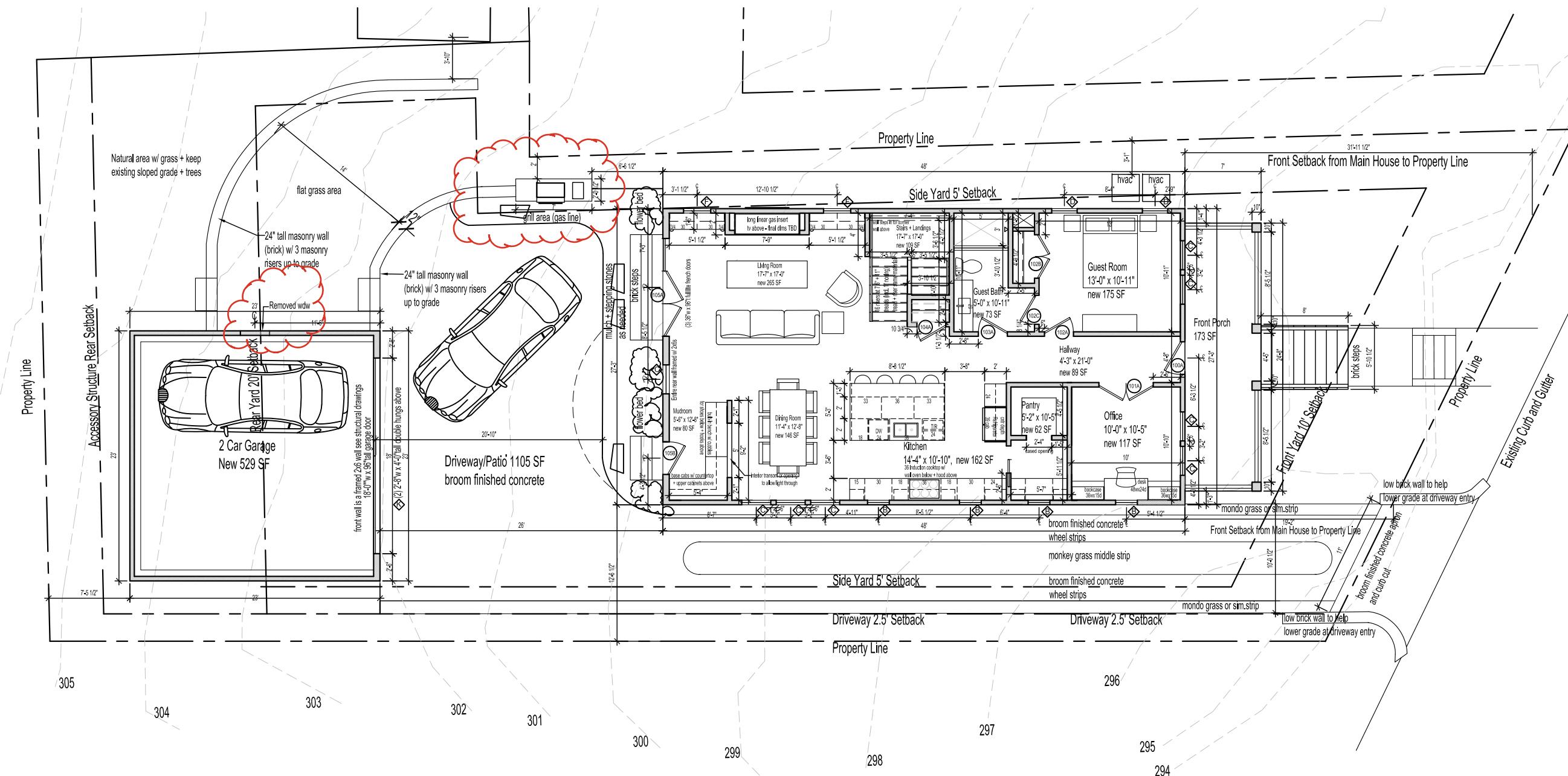
Proposed Changes to 417 Watauga St

The owners would like to make a couple of changes to the approved house plans for 417 Watauga St. They would like to remove two planned windows. The first window is in the upstairs dormer (hall bathroom) on the left side elevation. The second window is on the side wall of the garage.

The owners would like to add 4 skylights in the upstairs dormer roofs towards the back of the house. One will be in the main bathroom and two in the main bedroom. The fourth will be in the upstairs hall bathroom where we are requesting to remove the window so that space will still be able to have natural light.

They would also like to add a grilling station to the approved masonry wall that runs along the driveway turn around/patio area. The grill station will be 7' wide and app 24" deep. It will be built out of the same material as the approved wall. The grilling station will be capped with a concrete countertop with a built-in grill and side burner. The countertop height off grade will be 36".

Specs have been included for the skylights and the grill w/ side burner. Happy to answer any questions or send any other information needed.

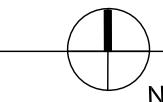


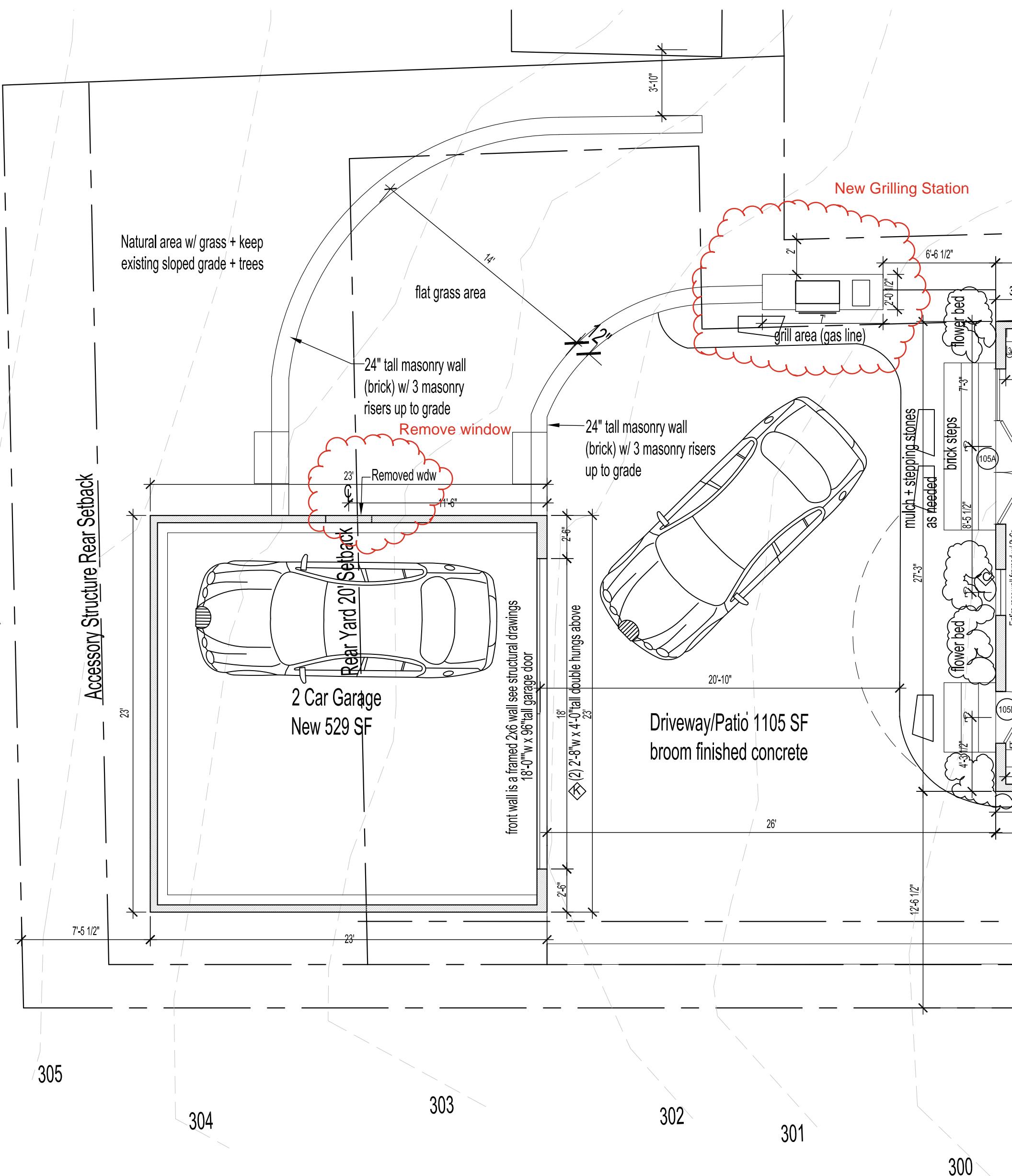
417 Watauga St- New Ground Floor w/ Site (Main House SF 1

Scale - 3/32" = 1'

BELL ST study

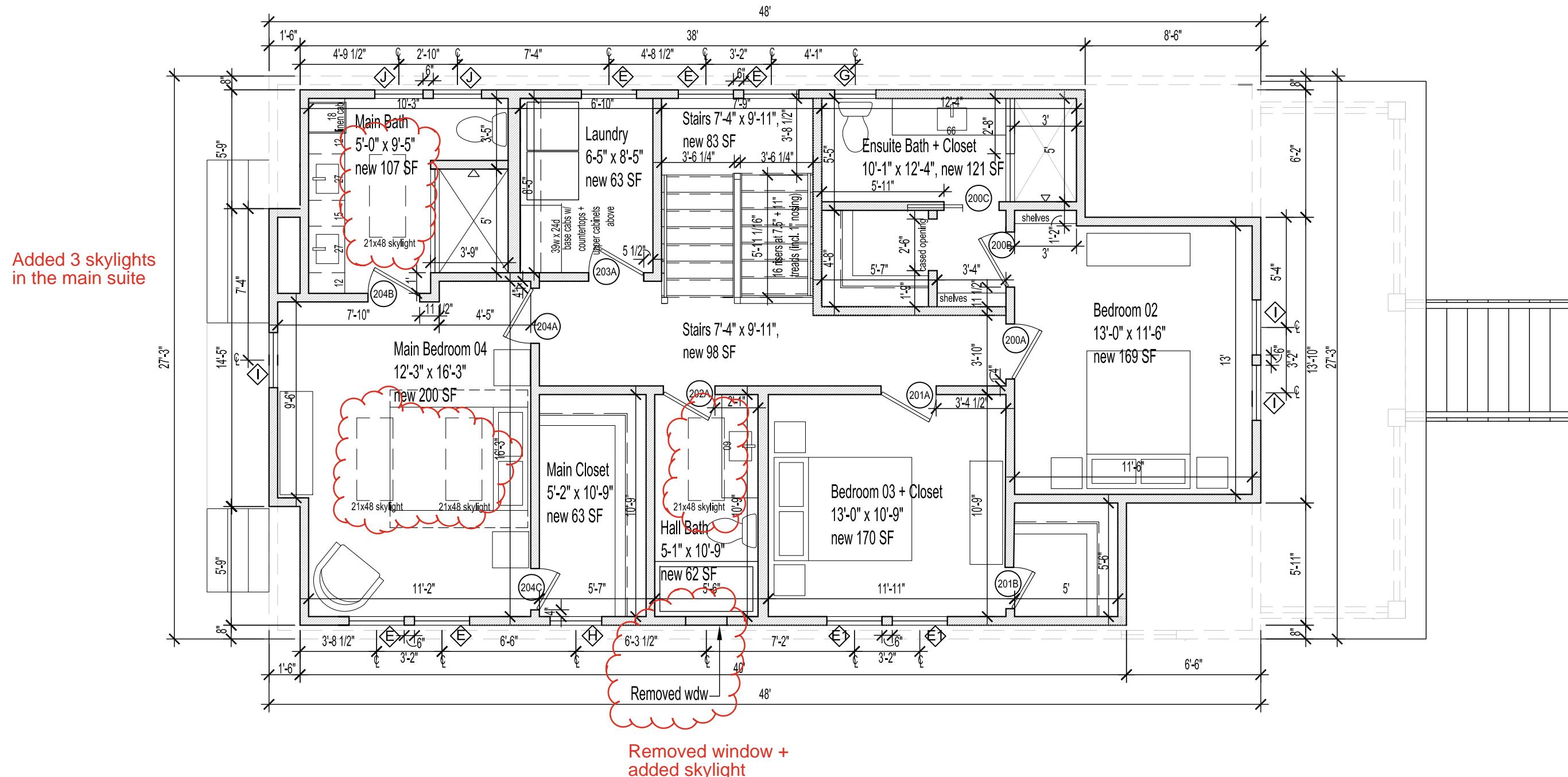
Architect
Ashley Henkel
306 Pell Street
Raleigh, NC 27601
919.696.0970





417 Watauga St- New Ground Floor w/ Site (Main House SF 1309)

Scale - 3/16" = 1'-0"

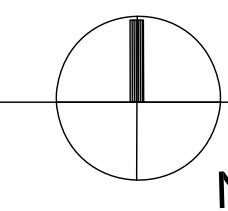


417 Watauga St- New Second Floor (1136 SF)

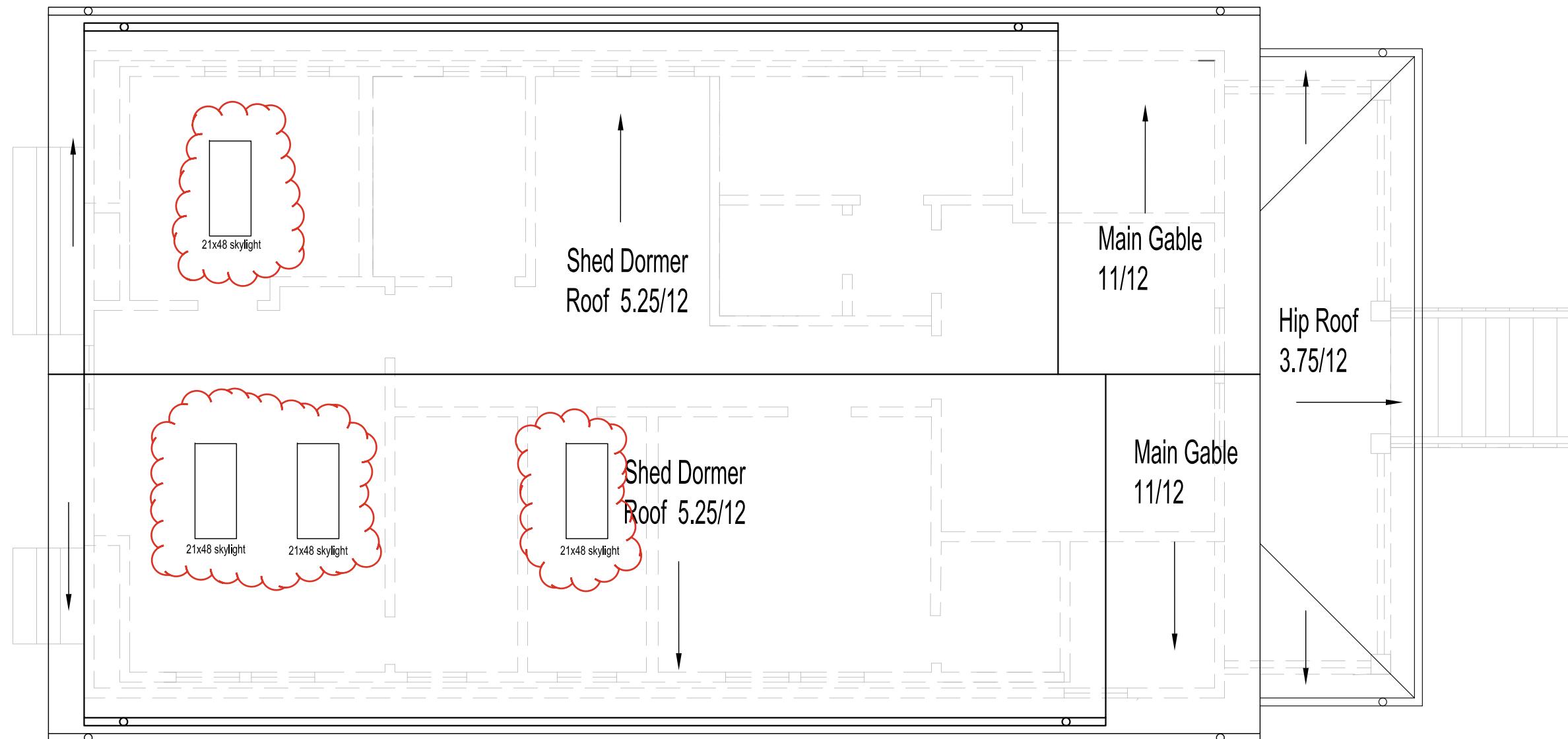
Scale - 3/16" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



0' 2' 4' 6'



Sealed attic, no venting

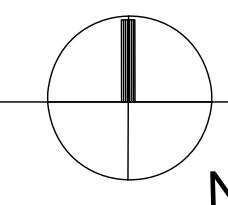
417 Watauga St- New Roof Plan

Scale - 3/16" = 1'-0"

PELL ST studio

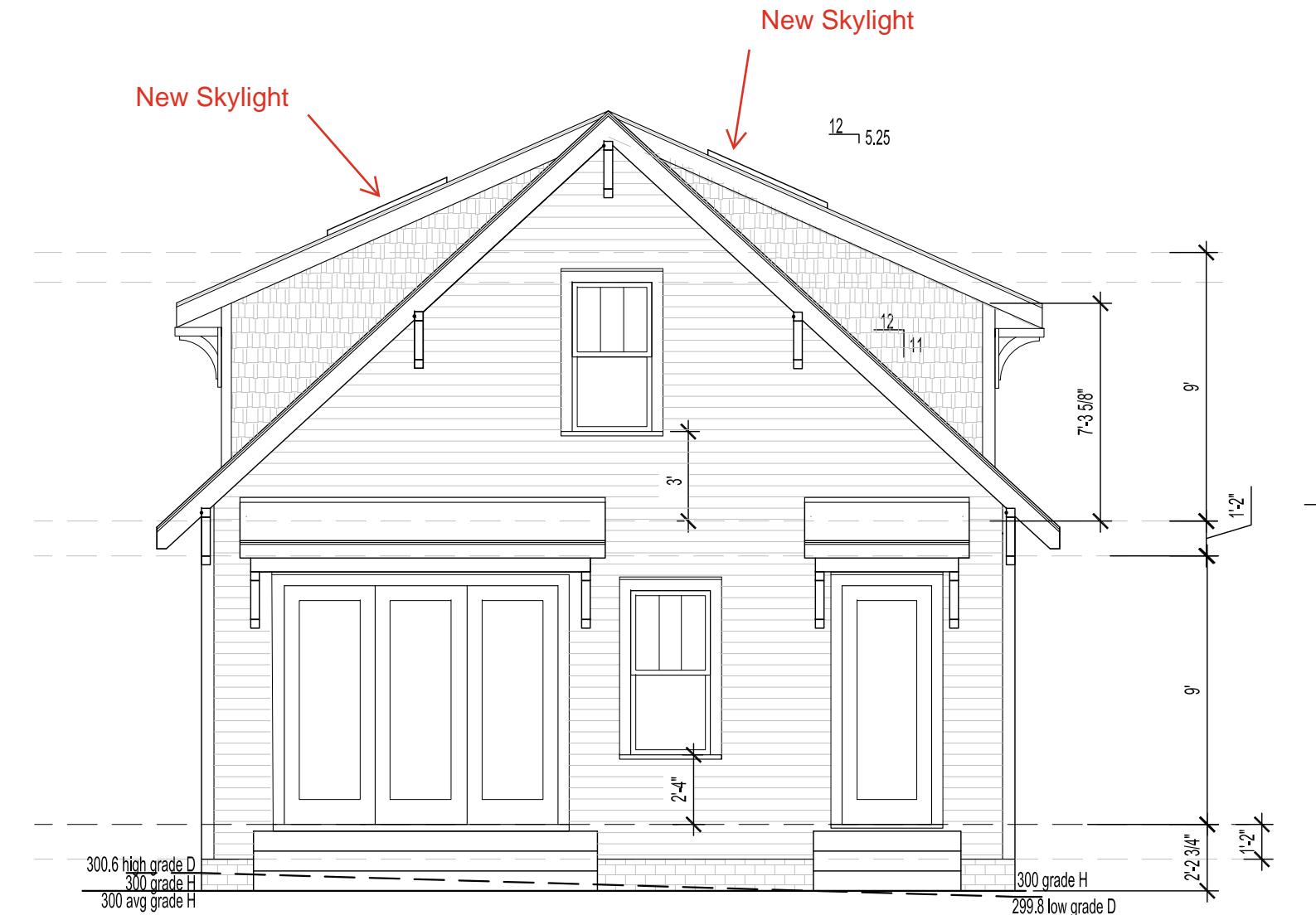
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

0' 2' 4' 6'









A COA approval has been issued for this project -
COA-0068-2025

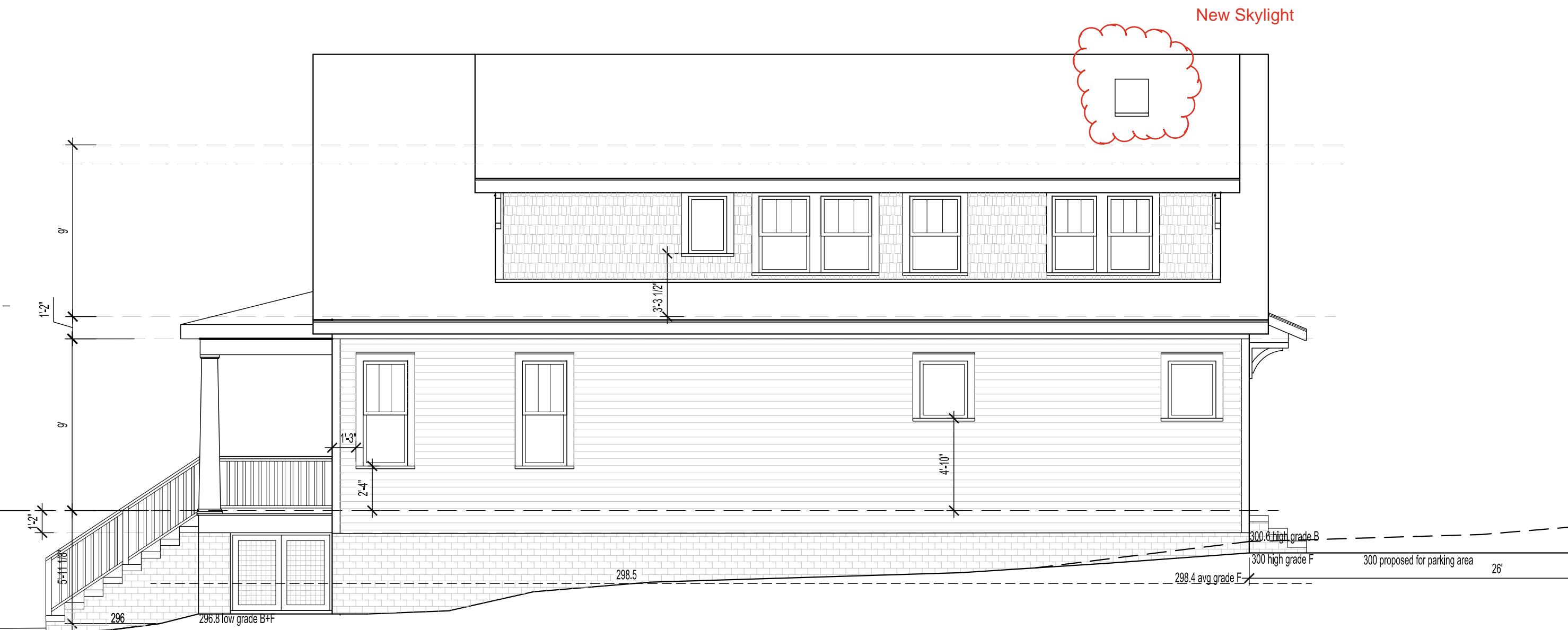
417 Watauga St- New Rear Elevation

Scale - 3/16 = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

0' 2' 4' 6'



A COA approval has been issued for this project - COA-0068-2025

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

417 Watauga St- New Right Side Elevation

Scale - 3/16" = 1'-0"

0' 2' 4' 6'

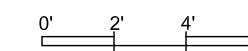


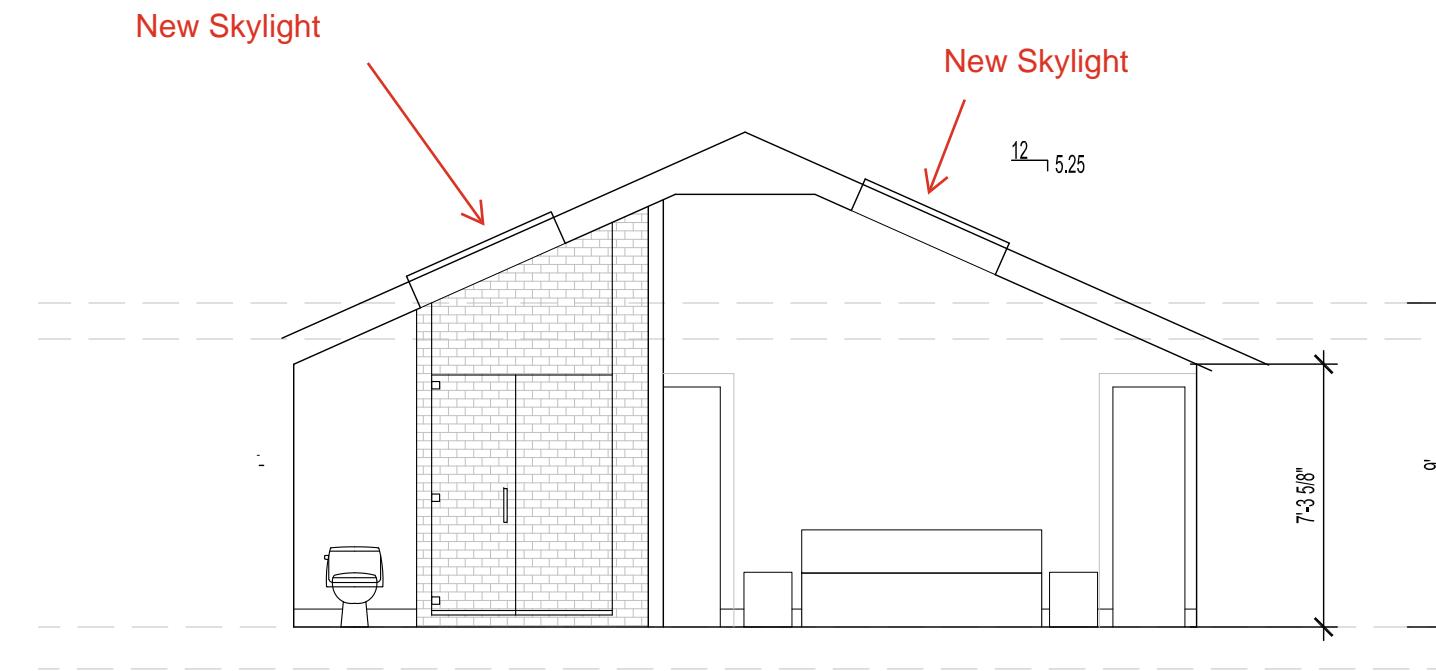
417 Watauga St- New Garage Right Side Elevation

Scale - 3/16" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





417 Watauga St- New Main Suite Interior Elevation

Scale - 3/16 = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

0' 2' 4' 6'

FCM Fixed Skylight

Technical Product Data Sheet

Description

- FCM Fixed Curb Mount Skylight that mounts to a site-built curb (residential curbs typically 2x4 or 2x6). Fixed skylight, provided with various insulated glass units. Manufactured with a neutral gray aluminum profile and integral gasket preventing air and water infiltration while allowing the removal of interior condensation.

Installation

- No designated top, bottom, or sides for installation in any direction.
- Single unit applications only (combination applications not possible).
- 0 degrees to 60 degrees, use standard installation procedure.
- Above 45 degrees, use water diverter as illustrated in installation instructions; water diverter provided by installer.

Flashings

- ECL – Engineered neutral gray flashing for single installation with thin roofing material (1/2" max) for roof pitch above 10-60 degrees.
- ECW – Engineered neutral gray flashing for single installation with tile (over 3/4") roofing material for roof pitch above 14-60 degrees.
- Applications less than 10-degree roof pitch - flashing provided by others.

Interior Accessories

- Accessory Tray; mounts to curb required for installation of shades.
- FSCL - Solar powered Room darkening - double pleated shade.
- FSLC - Solar powered Light filtering - single pleated shade.

Type Sign

- Example: FCM 2222 0004D 01BF05
- Etched on bottom right of exterior frame cover.



New skylight
standard size closest to
shown

Standard Sizes

- 1430, 1446, 2222, 2230, 2234, 2246, 2270, 3030, 3046, 3055, 3434, 3446, 4646, 4672
- Custom sizes available.

Special Stocked Sizes

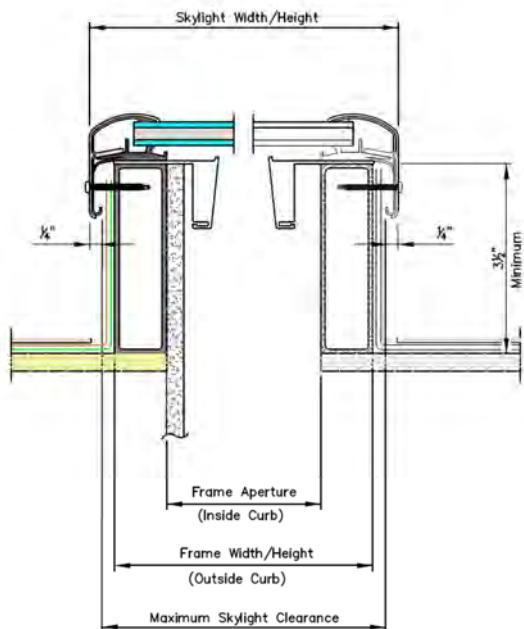
- 190365, 190435, 210455, 225225, 225470, 245245, 245470, 245490, 260540, 280525, 315315, 315470, 315700, 315715, 365365, 385385, 385540, 420435, 460470, 460700

Warranty

- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.



Cross Section



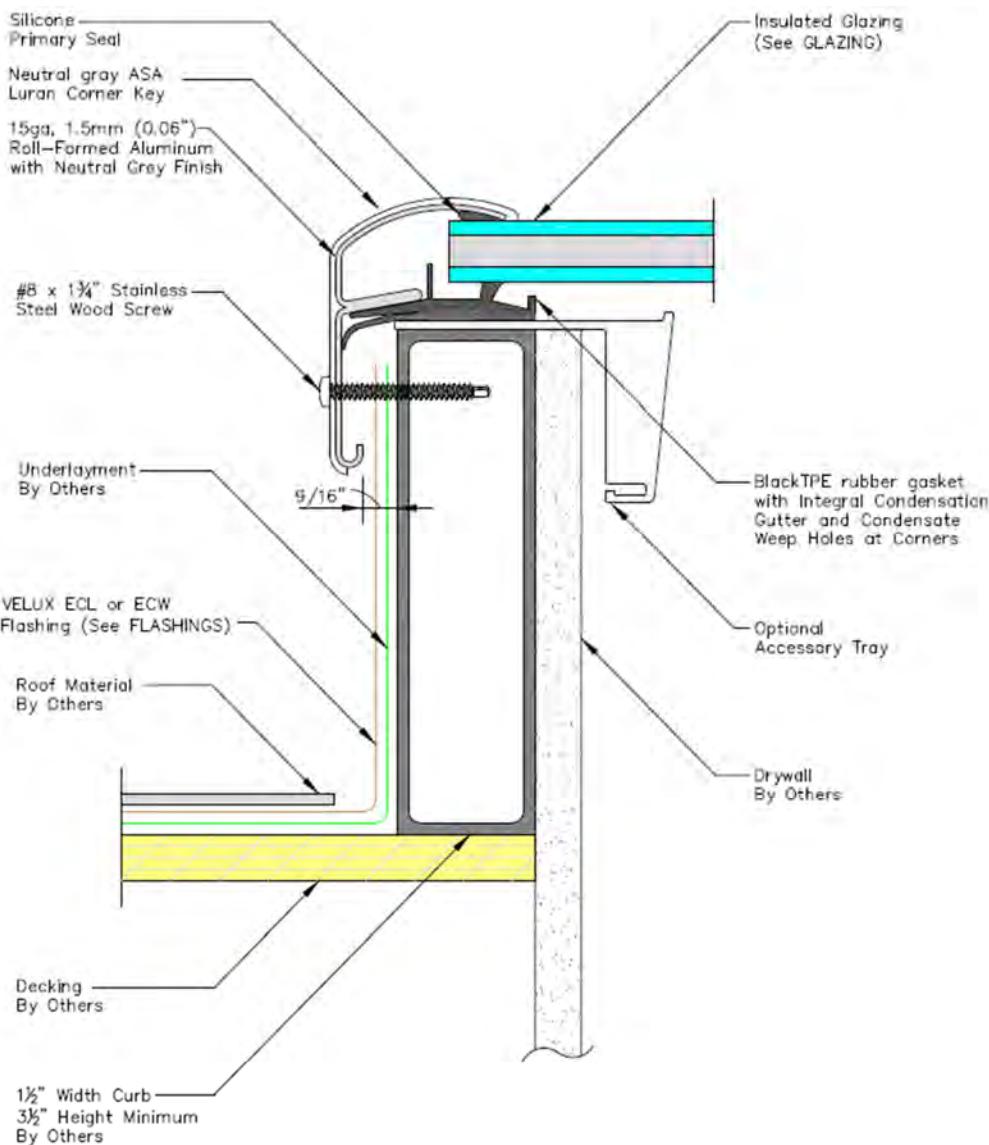
Size	Inside Curb	Outside Curb	Make Size
14	14-1/2"	17-1/2"	18-5/8"
22	22-1/2"	25-1/2"	26-5/8"
30	30-1/2"	33-1/2"	34-5/8"
34	34-1/2"	37-1/2"	38-5/8"
46	46-1/2"	49-1/2"	50-5/8"
55	55-1/2"	58-1/2"	59-5/8"
70	70-1/2"	73-1/2"	74-5/8"
72	72-1/2"	75-1/2"	76-5/8"

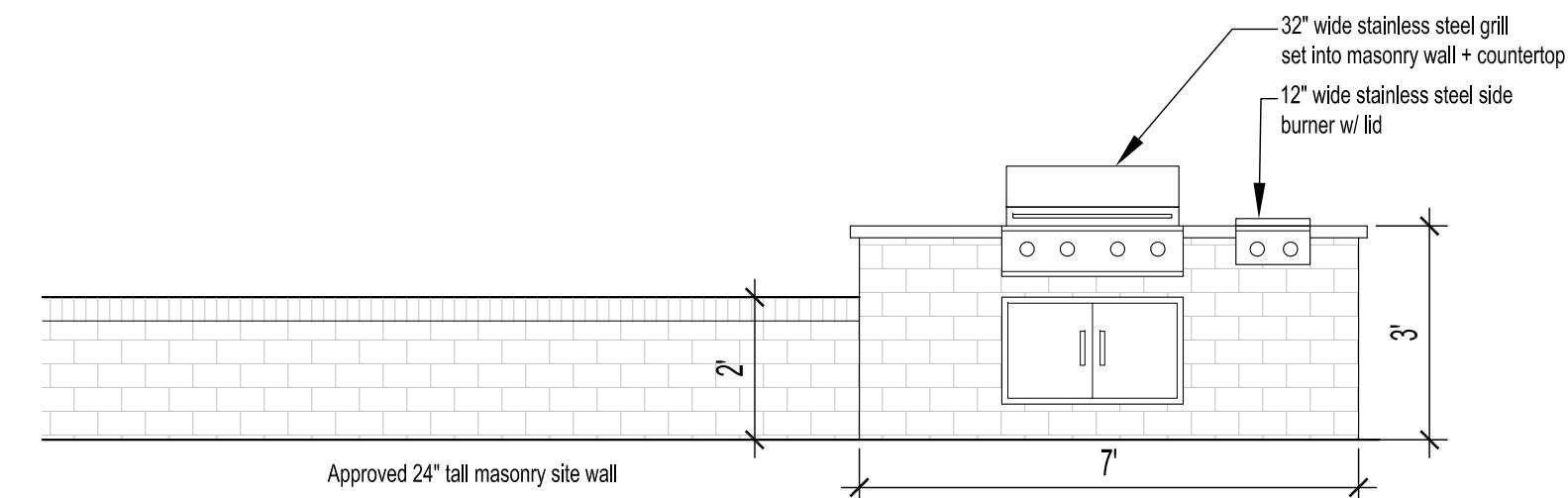
Custom Sizes	Width	Length
Min	18-3/4	18-3/4
Max	50-3/4	76-1/2

Glazings and Certification

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-701	IAPMO-ES ER 199	Fla Prod Approval 13303	HVHZ	TDI
04 Laminated – 2.3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.48	0.27	0.63	✓	✓	✓		SK-03
05 Tempered – 3 mm tempered clear with tempered Low E366 outer pane.	0.45	0.28	0.63	✓		✓		SK-03
06 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas	0.46	0.27	0.63	✓	✓	✓	✓	SK-14
08 White laminated – 2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.	0.48	0.27	0.57	✓	✓	✓		SK-03
10 Snowload – 3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.47	0.27	0.63	✓				
14 Laminated – 2.3 mm laminated (0.76 mm interlayer) with tempered Low E340 outer pane.	0.48	0.18	0.38	✓		✓		SK-03
15 Tempered – 3mm tempered clear with tempered Low E340 outer pane.	0.49	0.18	0.38	✓		✓		SK-03
16 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E340 outer pane.	0.46	0.18	0.38	✓		✓	✓	SK-14
29 Laminated Triple Pane – 2.3 mm laminated (0.76mm white interlayer), with 3 mm tempered middle pane, and tempered Low E366 outer pane.	0.38	0.25	0.57	✓	✓	✓		
30 Tempered Triple Pane – 3 mm tempered clear with 3mm tempered middle pane and tempered Low E366 outer pane.	0.38	0.25	0.58	✓		✓		

Consult with Customer Service for special glazing options.





Proposing to change the last 7' of the approved masonry site wall to a grilling station. Same approved masonry wall materials, but the wall becomes taller and thicker to accommodate the grilling station. Owners request that this section of wall to be capped with a concrete countertop

417 Watauga St - New Grilling Station in Masonry Site Wall

Scale - 3/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

0' 1' 2' 3'


THIS MANUAL APPLIES TO THE FOLLOWING BLAZE PRODUCT:



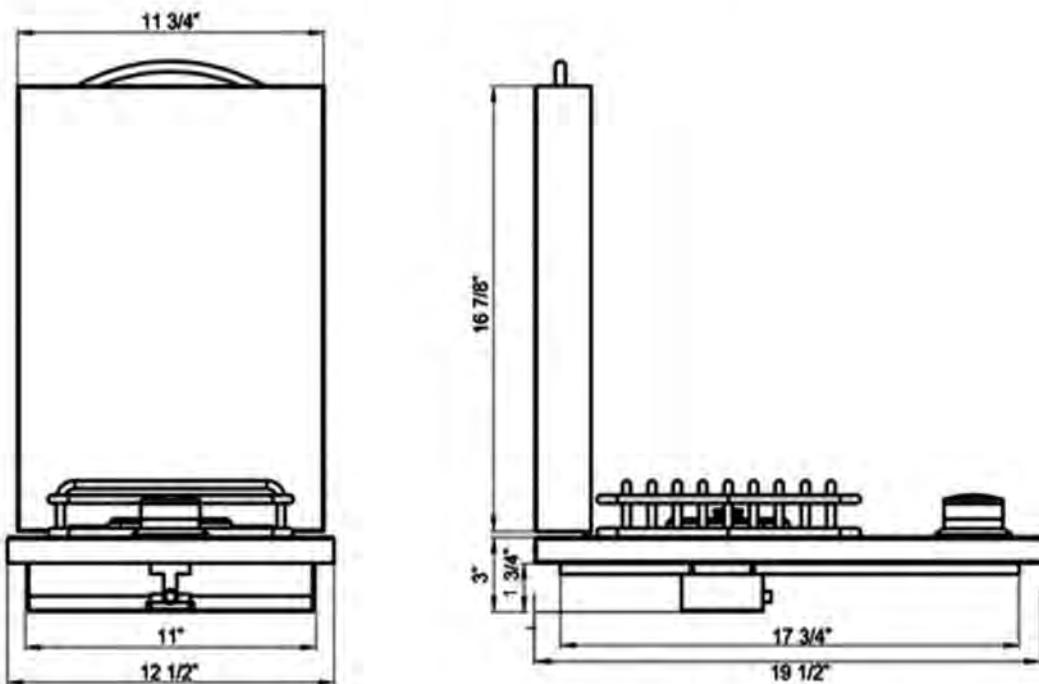
SINGLE SLIDE IN SIDE BURNER
PRODUCT SPECIFICATIONS

NOTE: ALWAYS have equipment measured by Contractor before beginning any project.

Single Side Burner Cut Out

11 1/4" W x 18" D

(Allow for 2 13/16" of drop-in clearance into your island)



Model: BLZ-3LBM-LP / BLZ-3LBM-NG 3 BURNER

Cutout Dimensions	23 1/4"W x 21 1/4"D x 8 1/2"H* *These dimensions create the required air gap underneath this appliance. This air gap serves multiple purposes, such as preventing a build-up of heat in the island cavity and helping provide proper airflow for combustion and/or cabinetry.
BTU Output	14,000 BTU per Burner x3
Infrared Back Burner	None
Total BTU	42,000
Primary Ignition	Push N' Turn Flame Thrower
Secondary Ignition	Flash Tube
Cooking Grid Dimensions	22 3/8" X 18"
Total Cooking Area	558sq.in (includes warming rack)
Flame Tamer	Flame Stabilizer Grid
Zone Cooking	Removable Heat Zone Separators
Rotisserie Kit (Motor & Forks)	Optional (4 burner kit available for use with this model)
Burner	Stainless Steel Tube Burner
Gas Type	Each grill contains an NG/LP Orifice Kit
Warranty	<p>*Limited Lifetime – Defects in manufacturing and workmanship. Cooking grids, Flame Tamers, Heat Zone Separators, stainless housing as well as the stainless burners against rust- through.</p> <p>*Limited Lifetime on valves</p> <p>*1 Year – Ignition, electronics and lighting systems</p> <p>*Appliances must be registered within 30 days of purchase to validate this warranty.</p> <p>*See warranty section for details.</p>

Model: BLZ-4LBM-LP / BLZ-4LBM-NG 4 BURNER

Cutout Dimensions	30 5/8"W x 21 1/4"D x 8 1/2"H* *These dimensions create the required air gap underneath this appliance. This air gap serves multiple purposes, such as preventing a build-up of heat in the island cavity and helping provide proper airflow for combustion and/or cabinetry.
BTU Output	14,000 BTU per Burner x4
Total BTU	56,000
Primary Ignition	Push N' Turn Flame Thrower
Secondary Ignition	Flash Tube
Cooking Grid Dimensions	29 1/2" X 18"
Total Cooking Area	748sq.in (includes warming rack)
Flame Tamer	Flame Stabilizer Grid
Zone Cooking	Removable Heat Zone Separators
Rotisserie Kit (Motor & Forks)	Optional
Burner	Stainless Steel Tube Burner
Gas Type	Each grill contains an NG/LP Orifice Kit
Warranty	<p>*Limited Lifetime – Defects in manufacturing and workmanship. Cooking grids, Flame Tamers, Heat Zone Separators, stainless housing as well as the stainless burners against rust- through.</p> <p>*Limited Lifetime on valves</p> <p>*1 Year – Ignition, electronics and lighting systems</p> <p>*Appliances must be registered within 30 days of purchase to validate this warranty.</p> <p>*See warranty section for details.</p>