



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Remove non-contributing tree

213 Oberlin Rd

Address

Historic District

sabelle Bowen Henderson House and  
Garden

Historic Property

COA-0158-2025

Certificate Number

11/12/2025

Date of Issue

5/12/2026

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, \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Allie K", is written over a horizontal line.

Raleigh Historic Development Commission

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



# Certificate of Appropriateness | Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form can be submitted in person or via USPS at the above address.

| Type or print the following:                                                                                                                                                                                                                                                                    |                  |                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant name:                                                                                                                                                                                                                                                                                 |                  |                                                                                                                                                                                   |
| Mailing address:                                                                                                                                                                                                                                                                                |                  |                                                                                                                                                                                   |
| City:                                                                                                                                                                                                                                                                                           | State:           | Zip code:                                                                                                                                                                         |
| Date:                                                                                                                                                                                                                                                                                           | Daytime phone #: |                                                                                                                                                                                   |
| Email address:                                                                                                                                                                                                                                                                                  |                  |                                                                                                                                                                                   |
| Applicant signature: <u>Russ Stephenson</u>                                                                                                                                                                                                                                                     |                  |                                                                                                                                                                                   |
| <div>Minor work (staff review) – one copy<br/>Major work (COA committee review) – ten copies<br/>    Additions &gt; 25% of building sq. footage<br/>    New buildings<br/>    Demolition of building or structure<br/>    All other<br/>Post approval re-review of conditions of approval</div> |                  | <div><b>Office Use Only</b><br/>Transaction #: _____<br/>File #: <b>COA-0158-2025</b><br/>Fee: _____<br/>Amount paid: _____<br/>Received date: _____<br/>Received by: _____</div> |
| Property street address:                                                                                                                                                                                                                                                                        |                  |                                                                                                                                                                                   |
| Historic district:                                                                                                                                                                                                                                                                              |                  |                                                                                                                                                                                   |
| Historic property/Landmark name (if applicable):                                                                                                                                                                                                                                                |                  |                                                                                                                                                                                   |
| Owner name:                                                                                                                                                                                                                                                                                     |                  |                                                                                                                                                                                   |
| Owner mailing address:                                                                                                                                                                                                                                                                          |                  |                                                                                                                                                                                   |

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"/><br>Did you consult with staff prior to filing the application? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Office Use Only<br>Type of work: <u>76, 99</u> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|

| 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).           |
| p.23 / Section                                                                                                                      | preserve historic lan | remove non-historic 19" dia. mulberry tree that is shading historic lands |
|                                                                                                                                     |                       |                                                                           |
|                                                                                                                                     |                       |                                                                           |
|                                                                                                                                     |                       |                                                                           |

**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 05/12/2026.

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) Calvin K Date 11/12/2025

| To be completed by applicant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |     | Office Use Only |    |     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----------------|----|-----|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Yes | N/A | Yes             | No | N/A |
| Attach 8-1/2"x11" or 11"x17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.<br><a href="#">Minor Work</a> (staff review) – 1 copy<br><a href="#">Major Work</a> (COA Committee review) – 1 copy (10 copies will be required after initial staff review).                                                                                                                                                                                                                                                                                                                                                      |     |     |                 |    |     |
| 1. <b>Written description.</b> Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, tree species, etc.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |     |                 |    |     |
| 2. <b>Description of materials</b> (Provide samples, if appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |     |                 |    |     |
| 3. <b>Color Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page. Photos should be of each side of the house, fully show the yards, and include streetscapes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |     |                 |    |     |
| 4. <a href="#">Paint Schedule</a> (if applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |     |                 |    |     |
| 5. <b>Site Drawings.</b> Required for projects that include any addition, demolition, fences, walls, or other landscape work. <ul style="list-style-type: none"> <li>• <a href="#">Plot plan</a>   showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc.</li> <li>• Tree survey   include size, species, and critical root zone for each tree over 8" diameter when measured 4' above ground level</li> <li>• Tree protection plan   include material staging area, construction access, limits of disturbance, location of tree protection fencing</li> <li>• Grading plan</li> <li>• Dimensions shown on drawings and/or graphic scale (required)</li> <li>• 11"x17" or 8-1/2"x11" reductions of full-size drawings</li> </ul> |     |     |                 |    |     |
| 6. <b>Architectural Drawings</b> showing existing and proposed work (if applicable) <ul style="list-style-type: none"> <li>• Plan drawings</li> <li>• Elevation drawings showing the façade(s). For additions, deck, and porches, include the grade.</li> <li>• Dimensions shown on drawings and/or graphic scale (required)</li> <li>• 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.</li> </ul>                                                                                                                                                                                                                     |     |     |                 |    |     |
| 7. Stamped envelopes addressed to all property owners within 100 feet of property, on all sides of the property, as well as the property owner (required for Major Work). Use the <a href="#">Label Creator</a> to determine the addresses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |     |                 |    |     |
| 8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |     |                 |    |     |



28 October 2025

To: Collette Kinane

From Russ Stephenson

Re: COA Minor Works - description of non-historic & invasive mulberry tree removal

Dear Collette,

Per our recent email exchange, I understand that the removal of the non-contributing mulberry tree described in the attachments to this COA may be removed as a Minor Works approval. As noted in our emails and in the COA attachments, Karin Kaiser's 1985 Master of Landscape Architecture documentation of the Henderson House & Gardens property demonstrate that the mulberry (*Morus*) to be removed did not exist in Kaiser's detailed planting plan and plant list documentation.

Kaiser's documentation demonstrates the mulberry was introduced (probably seeded) after 1985, well after Henderson passed away in 1969. Having grown for as many as 40 years, the mulberry is increasingly shading the Front Garden, making it increasingly difficult to grow the perennials and shrubs there which are documented in Henderson's photographs.

We therefor request that you approve this Minor Works to remove the 19" diameter non-historic & invasive mulberry tree located as shown on the attached plan.

Regards

Russ



THE STUDIO, RESIDENCE,  
AND GARDEN OF  
ISABELLE BOWEN HENDERSON  
213 OBERLIN ROAD ~ RALEIGH, NORTH CAROLINA

A DOCUMENTATION by: KARIN R. KAISER ~ November 5, 1985

PLANT LIST: Species Recorded 1982 ~ 5

LARGE-SCALE DECIDUOUS TREES ° CANOPY HARDWOOD,  
° FLOWER & NUT-BEARING

- AB/S ° ACER BARBATUM &/OR ACER SACCHARUM ° "FLORIDA MAPLE"  
&/OR "SUGAR MAPLE"  
BN ° BETULA NIGRA ° "RIVER BIRCH"  
CI ° CARYA ILLINOIENSIS ° "PECAN"  
CM ° CASTANEA MOLLISSIMA ° "CHINESE CHESTNUT"  
CSM ° CARYA SPECIES ° SPECIES "HICKORY"  
PS ° PRUNUS SEROTINA ° "BLACK CHERRY"  
PT ° PAULOWNIA TOMENTOSA ° "EMPRESS TREE" ~ "PRINCESS TREE"  
QA ° QUERCUS ALBA ° "WHITE OAK"  
QP ° QUERCUS PHELLOS ° "WILLOW OAK"  
QV ° QUERCUS VELLUTINA ° "BLACK OAK"  
RP ° ROBINIA PSEUDOACACIA ° "BLACK LOCUST" ~ "GARAGE TREE"  
UA ° ULMUS AMERICANA ° "AMERICAN ELM"

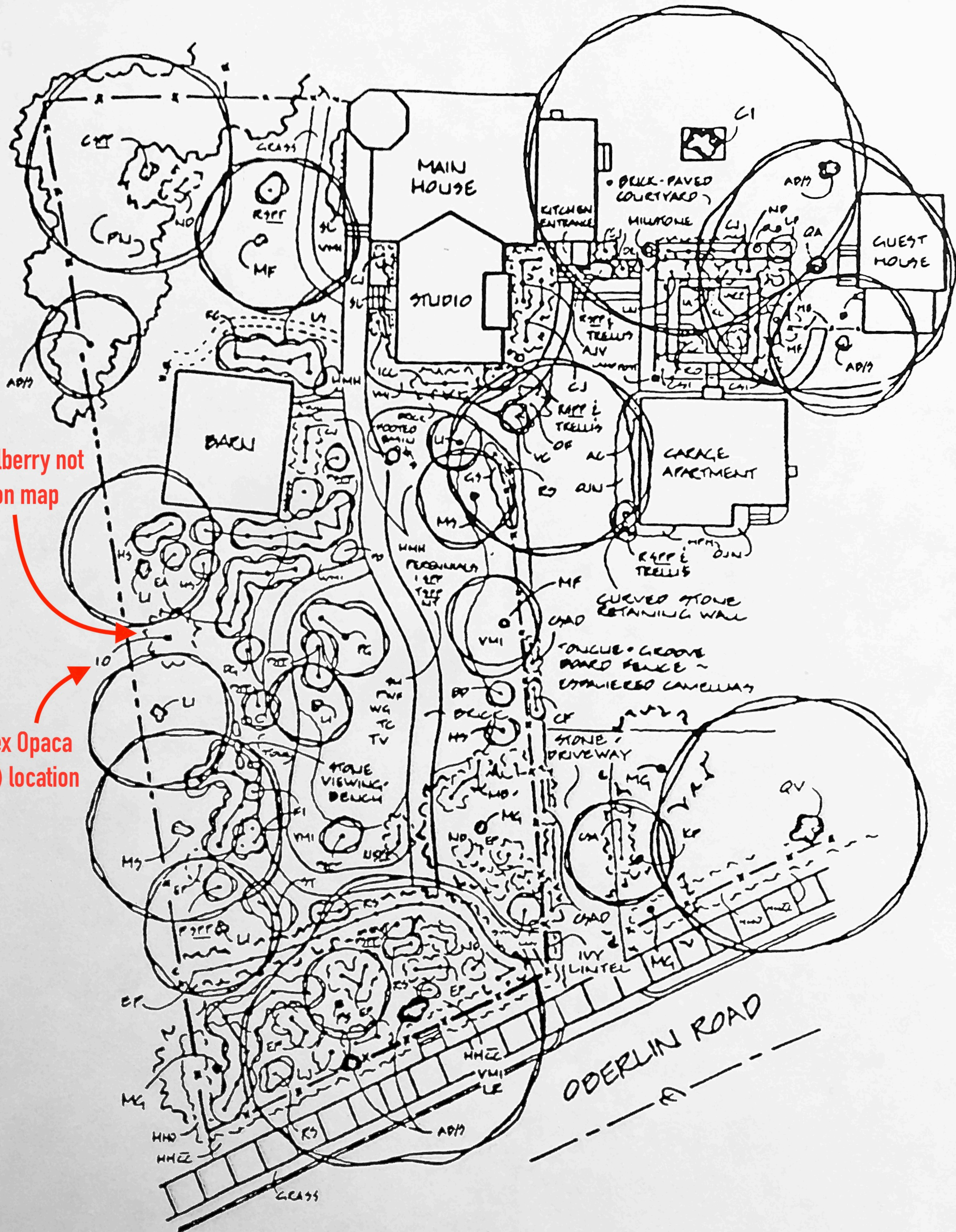
LARGE-SCALE EVERGREEN TREES ° FLOWER &  
° BERRY-BEARING

- IO ° ILEX OPACA ° "AMERICAN HOLLY"  
MG ° MAGNOLIA GRANDIFLORA ° "SOUTHERN MAGNOLIA"  
PC ° PRUNUS CAROLINIANA ° "CAROLINA CHERRY LAUREL"  
JV ° JUNIPERUS VIRGINIANA ° "EASTERN RED CEDAR"



Mulberry not  
on map

Ilex Opaca  
(IO) location



## GARDEN APPROACH

- o "GIFT TO THE STREET"
- o ENCLOSED GARDEN o SEMI-PUBLIC ACCESS ~ SEMI-PRIVATE USE
- o "THE OPEN GATE" o INVITATIONAL VISUAL / PEDESTRIAN ENTRY o





**Mulberry** →

**(Morus not on Kaiser  
plan & tree list)**

← **Holly**

**(Ilex Opaca on Kaiser  
plan & tree list)**