



QUESTIONS?
Call or email us!

Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

Chapel Hill Historic District Certificate of Appropriateness Application	Project:	18-068
Project Description: Relocation of small cottage ("Pony Barn") from 514 E. Rosemary St. to 501 E. Rosemary St.	Permit:	201818799
	STAFF REVIEW	
	<input checked="" type="checkbox"/> Application complete and accepted	
	<input type="checkbox"/> Application not complete and returned with a notation of deficiencies	
Instructions: Submit one paper copy and a digital copy of all application materials collated in one file (pdf preferred) Deadlines: Applications are due by the close of business 30 calendar days prior to the scheduled meeting date. Note: Only complete applications may be accepted for Certificate of Appropriateness review. Applications that are not complete will be returned with a notation of deficiencies.		



Town of Chapel Hill
Office of Planning and Sustainability

QUESTIONS?
Call or email us!

Development Services 919-969-5066
planning@townofchapelhill.org

A: Property Information

Property Address:	501 E. Rosemary St.	Parcel ID Number:	
Property Owner(s):	Vincent + Katherine Kopp	Email:	kkopp3@gmail.com
Property Owner Address:	(above) Chapel Hill NC 27514		
City:	State:	Zip:	Phone: 919-741-9444
Historic District: <input type="checkbox"/> Cameron-McCauley <input checked="" type="checkbox"/> Franklin-Rosemary <input type="checkbox"/> Gimghoul			Zoning District: R-2 / R-6

B: Applicant Information

Applicant:	Vincent + Katherine Kopp	Role (owner, architect, other):	owner
Address (if different from above): See Above			
City:	State:	Zip:	
Email:	Phone:		

C. Application Type (check all boxes that apply)

☐ **Minor Work** Exterior works that do not involve any substantial alterations, and do not involve additions or removals that could impair the integrity of the property and/or the district as a whole. See [Design Guidelines](#) (p. 69) for a list of minor works.

☒ **Historic District Commission Review** Includes all exterior changes to structures and features other than minor works

- | | |
|--|--|
| <input type="checkbox"/> Site-work only (walkways, fencing, walls, etc.) | <input type="checkbox"/> After-the-fact application (for unauthorized work already performed). |
| <input type="checkbox"/> Restoration or alteration | <input type="checkbox"/> Demolition or moving of a site feature. |
| <input type="checkbox"/> New construction or additions | <input type="checkbox"/> Request for review of new application after previous denial |
| <input type="checkbox"/> Sign | <input checked="" type="checkbox"/> Relocation of cottage to property |

D. Basic information about size, scale, and lot placement.

Provide measurements in feet and square feet where applicable. Where possible, please provide accurate measurements from a licensed surveyor, architect, engineer, etc. If exact measurements are not available, please provide estimated information. Current estimated information about lots and buildings can be found on the [Orange County Real Estate Data](#) website. Information about lot placement can be found on the [Chapel Hill](#) and [Orange County Interactive GIS](#) portals.

Zoning District:	Minimum setbacks			Maximum heights		Lot size
R-2 R-6	Street	Interior	Solar	Primary 29'	Secondary	.42



QUESTIONS?
Call or email us!

Required by zoning							
Proposed							
	Existing	Change +/-	Total	Total Floor Area Ratio			
Floor Area (main structure)	3348			Existing	Proposed	ISA/NLA ratio	
Floor Area (all other)	—				338	Existing	Proposed
Impervious Surface Area (ISA)	430%					430%	
New Land Disturbance							

E: Applicable Design Guidelines

The Town's Design Guidelines for the Chapel Hill Historic Districts are integral to the application and review process. These guidelines supplement the required review criteria for Certificate of Appropriateness applications (provided in Section 3.6.2(e)(4) of the Land Use Management Ordinance) by providing detailed, practical considerations for how to make changes to properties while preserving the special character of their Historic District context. Please review the Design Guidelines and consider their applicability to your proposed project. (Attach additional sheets, as necessary.)

Section/Page	Topic	Brief description of the applicable aspect of your proposal
		See attached description and images of existing house. Cottage to be moved is of same period of time and in neighborhood.



QUESTIONS?
Call or email us!

Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

F. Checklist of Application Materials

Attach the required elements in the order indicated.	ATTACHED? TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY TOWN STAFF		
	YES	N/A	YES	N/A	NO
1. Written description of physical changes proposed. Describe clearly and in detail the physical changes you are proposing to make. Identify the materials to be used (siding, windows, trim, roofing, pavements, decking, fencing, light fixtures, etc.), specify their dimensions, and provide names of manufacturers, model numbers, and specifications where applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. History, context, and character information. Please include a summary of what information you have relied on to understand the relevant character and history of the district and subject property—and briefly summarize that information. At a minimum, include: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Current property information for the lot and all structures, including Building Sketches and Building Details, from <u>Orange County Real Estate Data</u>. <input checked="" type="checkbox"/> The entry of your property on the most recent inventory of historic resources in the relevant National Register for Historic Places filing, available via the NC State Historic Preservation Office website: for McCauley-Cameron see <u>West Chapel Hill</u>, for Franklin-Rosemary see <u>Chapel Hill Historic District</u>, for Gimghoul see <u>Gimghoul</u>. (If yours is one of the few properties in McCauley-Cameron or Franklin-Rosemary that has not yet been inventoried, please indicate that.) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Justification of appropriateness. Attach an annotated statement explaining how the proposed change(s) meets the following standards of appropriateness that the Commission considers in making findings of fact indicating the extent to which the application is or is not congruous with the historic aspects of the historic district. If a standard is not applicable, type "not applicable". <ul style="list-style-type: none"> A. The height of the building in relation to the average height of the nearest adjacent and opposite buildings. B. The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings. C. Exterior construction materials, including texture and pattern. D. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials. E. Roof shapes, forms, and materials. F. Proportion, shape, positioning and location, pattern, and size of any elements of fenestration. G. General form and proportions of buildings and structures. H. Appurtenant fixtures and other features such as lighting. I. Structural conditions and soundness. 	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?
Call or email us!

J. Architectural scale.					
4. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed or the digital equivalent. Maximum 2 images per page.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Plan Set showing existing and proposed conditions. (Min. scale: 1 in. = 20 ft.) <input checked="" type="checkbox"/> Site plans must show the relationships between, and dimensions of, existing and proposed buildings, additions, sidewalks, walls, fences, driveways, and/or other structures on the property, as well as property lines and applicable zoning setbacks. <input checked="" type="checkbox"/> Include both written and drawn scales and show accurate measurements. You may also use a copy of a survey with surveyor's seal deleted. Revise the copy as needed to show existing conditions and your proposed work. <input checked="" type="checkbox"/> Indicate the area of all structural footprints (existing and proposed) in square feet; also, indicate lot size in square feet.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Elevation Drawings showing existing structural facades and proposed changes. Drawings should be submitted as 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. All details should be reasonably legible. Photographs are okay for facades with no changes. <input type="checkbox"/> Elevation drawings showing all proposed changes above current grade from front, back, and both sides. <input type="checkbox"/> Include scale bar, written scale, and label major dimensions (including width of structures and heights from finished grade to fascia/eaves and heights to top of roofs). <input type="checkbox"/> Label materials to be used (roofing, siding, windows, trim, light fixtures, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Information about context (required for all construction of new structures, proposed impervious surfaces greater than 1500 SF, additions greater than 150 SF, and/or proposed land disturbance greater than 5000 SF.) Detailed information about lots and structures can be found on the Orange County Real Estate Data website; information about lot placement can be found on the Chapel Hill and Orange County GIS portals. For each of the nearest adjacent and opposite properties, provide: <input checked="" type="checkbox"/> The height of each building (if an estimate, indicate that). <input checked="" type="checkbox"/> The setbacks and lots placement of each building (an image from the Town GIS database, including scale, is sufficient). <input checked="" type="checkbox"/> The size of each lot (net land area in square feet). <input checked="" type="checkbox"/> The size of all buildings on the nearest adjacent and opposite properties, including building footprint areas, Floor Areas (in square feet), and Floor Area Ratios. Provide current figures from Orange County Real Estate Data ; indicate any corrections for accuracy you believe necessary and your basis for doing so.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Demolition/Relocation Information (required only if demolition or relocation of a feature is proposed). <input type="checkbox"/> Provide a written description of architectural features, additions,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?
Call or email us!

Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

remodeling, and any alterations to the structure(s). Make note of any outbuildings on the site plan of the property.					
<input checked="" type="checkbox"/> Provide a history of the structure, giving the construction date and architect or carpenter, briefly noting any significant events, persons and/or families associated with the property. Provide current exterior photographs of the property (4" x 6" as printed or the digital equivalent). If information is unknown, please provide a summary of sources consulted.					
<input type="checkbox"/> If an argument about structural soundness is being made, attach a signed and sealed report from a professional engineer.					
<input type="checkbox"/> As necessary, attach a statement explaining how a delay in demolition would cause the property owner to suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay.					
<input type="checkbox"/> Provide any records about the structure to be demolished.					
9. Mailing notification fee per <u>Planning & Sustainability Fee Schedule</u> . For a list of addresses, please refer to the Town's <u>Development Notification Tool</u> .	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Certificate of Appropriateness fee per <u>Planning & Sustainability Fee Schedule</u>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



QUESTIONS?
Call or email us!

Town of Chapel Hill
Office of Planning and Sustainability
Development Services 919-969-5066
planning@townofchapelhill.org

G: Applicant signature

I hereby certify that I am authorized to submit this application; that all information is correct to the best of my knowledge, and all work will comply with the State Building Code and all other applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic District Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at reasonable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8. However, no member, employee, or agent of the Historic District Commission may enter any private building or structure without the express consent of the owner or occupant thereof.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications and related project details presented to, and approved by, the Historic District Commission. If any of the data contained in this application, any plans or any specifications presented to the Commission are changed or altered for any reason, including, but not limited to, changes or alternations deemed practically necessary during construction, required due to subsequent Town reviews, or otherwise, a new hearing before the Historic District may be required. By signing below, the applicant agrees to notify the Development Services Center of any changes or alternations in the data contained in this application, the approved plans or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic District Commission members are not permitted to discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic District Commission about an application outside of the formal evidentiary hearing on the application.

Katherine Kopp Katherine Kopp 6-22-18
Applicant (printed name) Signature Date

Vincent + Katherine Kopp Katherine Kopp 6-22-18
Property Owner Signature Date

(if different from above)

HDC: 6.12.18

"Pony Barn" Relocation Proposal: for the from 514 E. Rosemary Street to 501 E. Rosemary Street:

Pertinent Facts:

- The cottage in question, a.k.a. "The Pony Barn," a.k.a. "The Collier Cobb Cottage," is located at 514 E. Rosemary Street. It was built in 1900 on the back portion of the original Collier Cobb property fronting 517 E. Franklin Street. The lot has been subdivided and the 514 E. Rosemary Street lot is permitted for construction of a new single-family dwelling. The cottage must be moved or demolished for planned construction to begin.
- The local historical value of the cottage is established. It is mentioned in William Meade Prince's book about Chapel Hill, *The Southern Part of Heaven*, whence comes one common name, "The Pony Barn".
- Architecturally, the cottage is compact and proportioned. Its dimensions are approximately 26'x13'x22'. Its original materials are solid. Two gables – one small gable over a south facing front entrance and one longer gable extending the length of an east-west oriented roof – are its main features. A third west-facing side entrance gable covers a side entryway.
- Preservation Chapel Hill previously negotiated with the owners to acquire the cottage in 2016 to save it from demolition. A plan to relocate it to the Horace Williams House property – leased by PCH from UNC-CH – received formal Town, HDC, but only provisional UNC-CH approval in 2017.
- In Spring 2018, UNC-CH withdrew support for the relocation plan. We subsequently discussed with the PCH Board the possibility of our lot serving as an alternative site for the cottage. Provisions were discussed to preserve the current owner's previously negotiated tax credits; and for PCH to still help defray the cost of moving the structure to our alternative location.

Merits:

- The cottage and our house are historically compatible.
 - The cottage was built in 1900; our house was built in 1914.
 - William Meade Prince's grandfather was Rector at the Chapel of the Cross and once lived in original Episcopal Rectory. Our home eventually replaced as the "new rectory" on the original site.
 - We intend to open the cottage to the public on special occasions such as the Christmas House Tour and the Garden Tour.
- Based on conversations with Town planning staff, we believe our lot meets all impermeable surface area limits, siting guidelines, and setback requirements.
 - The idea of moving the cottage (as opposed to our building a new structure) came up in conversation with Town officials, a suggestion for which we are most thankful.
- Our lot has extensive landscaped vegetation buffers that limit visual intrusiveness of any equivalent structure for our neighbors
 - Because of topographical changes by location, the peak visible gable height will decline approximately 10' from its current height over Rosemary Street.
 - Relocation to our lot would preserve the cottage's south-facing orientation while rendering this feature more visible from the street.

- Our future landscape plan would optimize this open south-facing orientation for beauty.
- Our proposal has a simpler, less disruptive moving plan than the prior approved plan.
 - A shorter distance is involved to accomplish this move than before.
 - Fewer overhead wires would need to be disrupted than before.
- Our proposal holds upside potential opportunity for all parties.
 - For the current owners:
 - retained tax credit
 - demolition cost savings
 - freedom to use their property as permitted
 - added community good will
 - For PCH:
 - preservation of a community treasure
 - accomplishment of a multilateral transaction with community benefits
 - For the Town:
 - adept management of a mandated role of municipal government
 - protection of a tax-asset district's historic character
 - For us:
 - acquisition of a cottage that enhances our life-style and property use
 - satisfaction of contributing to historic preservation
 - potential cost savings over any new construction alternative

Challenges:

- Our proposal recognizes moving the cottage saves it from certain demolition but also negates the site-specific historical value preservationists prefer to preserve.
 - While the cottage's current owners endorse our plan, they also retain their right to use their property as they have been permitted – to build a new house. We understand and accept that they have the right to demolish the cottage if it cannot be moved. We believe our proposal this dilemma.
- Our proposal proposes no change to the cottage's external appearance. However, moving the cottage requires its reconstruction from two prepared sections.
 - This requirement existed for the previous approved plan so we hope it presents no problem in our proposal.
- Our proposal will necessitate site preparation on our property. This means hardscape disruptions that will necessitate repairs and slight modifications. Our plan is to make no changes to the materials and minimal accommodations to the outlines in place. These repairs and changes will include but not be limited to:
 - Foundation/footing preparation
 - Water and sewer line placement
 - Electrical line installation
 - Existing fencing repair/replacement
 - Existing gravel driveway surface replenishment/repair.
 - Complimentary landscape planning.

Attachment to COA Application for 501 East Rosemary Street

D.

1. The property is .42 acres (18,295) in R2/R6 zoning. Floor area is 3348. Pony barn is 294 sf. Total new sf = 3642.
2. Impervious surface. The property is .42 acres (18,295) in R294. R2/R6 zoning. Current house + driveway + sidewalk + pony barn =

E. The pony barn will be demolished by the current owners if it is not moved. They have stated a willingness to work with Preservation Chapel Hill and the owners of 501 E. Rosemary Street in order to preserve this structure.

1. The existing location has been documented.
2. The evaluation of the structure to be moved will be done by Mike Blake, an experienced house mover, with advice from board members of Preservation Chapel Hill, including an architect and an experienced restoration specialist.
3. Existing features include a stone wall, which will remain intact. After the structure is moved, the site will be cleared and prepared.
4. The new site is at 501 E. Rosemary St. The property is .42 acres. The pony barn will sit near the rear of the property close to the back of the existing driveway, meeting all setback requirements. There are currently two parking spaces near the proposed location. There is a fence and a large evergreen buffer to the east of the proposed site and fencing and trees/shrubs to the north of the proposed site, providing screening.
5.
 - 1) The structure will be oriented as it currently is, with its front door on the south, allowing it to face E. Rosemary Street. The east side of the pony barn will closely align with the east side of the existing house.
 - 2) The placement will be of low impact to the existing character of the neighborhood. It will be similar in appearance to other small cottages behind larger homes nearby (i.e. 511 E. Rosemary St). The wooden structure will sit on a new foundation (crawl space).
 - 3) The pony barn is a small building. Due to the 12-foot drop off from the street elevation at 501 E. Rosemary Street and the rear of the property, the pony barn will nestle at the back of the property and be much lower in height than if it were closer to the street.
 - 4) The roof line is cross gable and is compatible with the existing home on the property and with other structures in the neighborhood.
 - 5) The facades will be clad with horizontal siding as currently exists.
 - 6) Painted lap siding will cover the structure. The exterior will be renovated to its original condition.
 - 7) All existing exterior features will remain.
 - 8) NA
 - 9) The new site will be lower than the current site, due to sloping topography from south to north on this section of Rosemary Street.

- 10) The Design Guidelines have been reviewed and the move will be in compliance with the HDC, the DOT, the Town and the existing neighborhood.

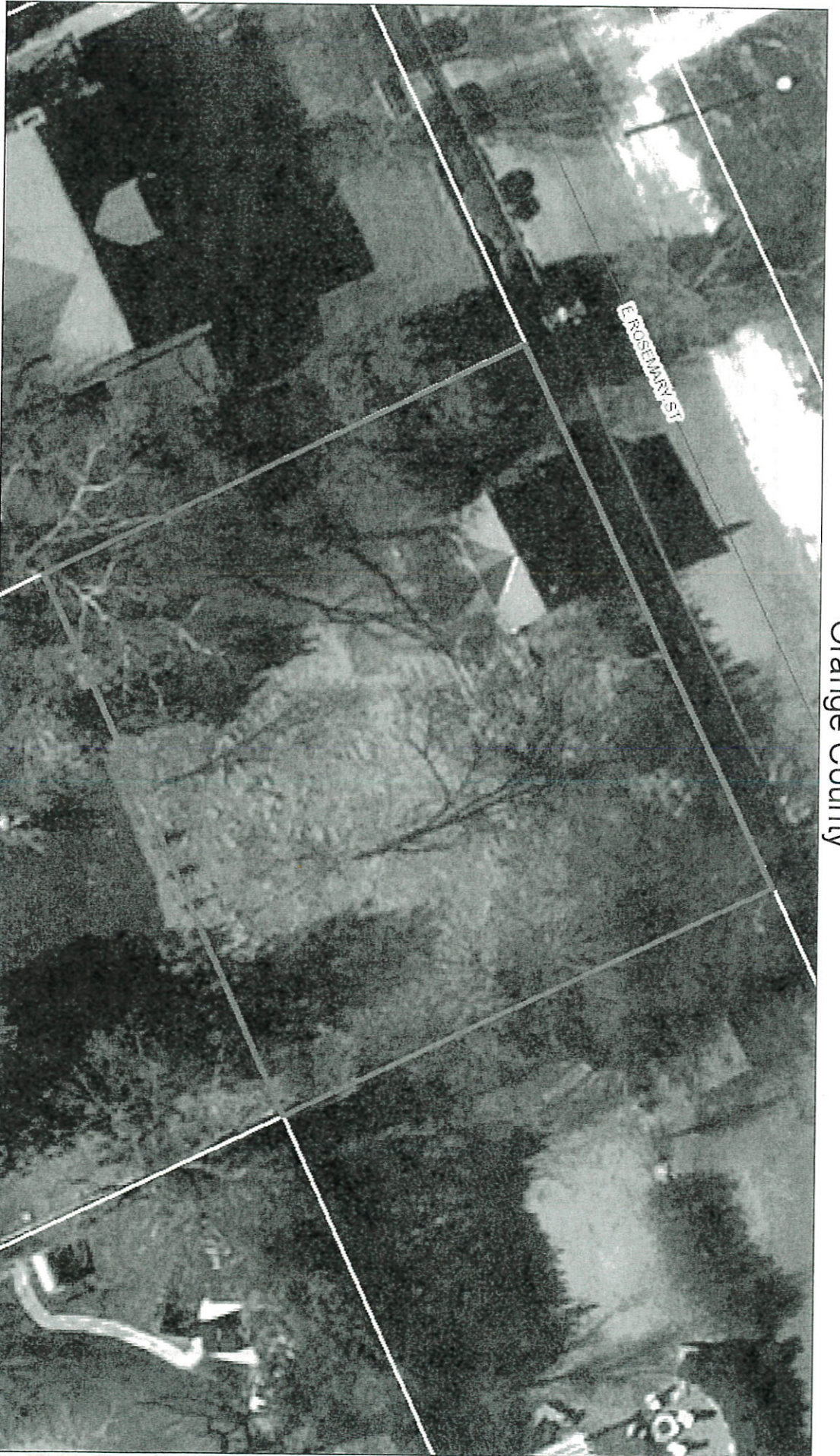
F. The cottage is to be moved to 501 E. Rosemary Street, in the same block as its current original location.

1. NA – The structure will not be changed/modified externally.
2. Information on the buildings is available from Preservation Chapel Hill and Town ordinances, GIS, documents and other information.
3. Appropriateness:
 - A. The building will be lower than the existing house on the property and any adjacent properties.
 - B. The building will meet or exceed all required setbacks. Its location will be similar to the siting of other backyard cottages close by.
 - C. The exterior will be renovated with lap siding.
 - D. The open eave overhangs and other detailing will remain.
 - E. The existing gable will remain.
 - F. The windows are 16 over 1 and will be repaired/restored.
 - G. The form and proportions are original and compatible with the neighborhood.
 - H. There are no external light fixtures on the cottage at present.
 - I. The move and placement on a new foundation will be accomplished by an experienced house mover, an appropriate contractor, with advice and oversight from licensed architects and experienced restoration specialists who are board members of Preservation Chapel Hill.
 - J. The scale is modest and appropriate to the new site.

The Collier Cobb cottage (the Pony Barn) was built by UNC professor Collier Cobb around 1910. In William Meade Prince's book "The Southern Part of Heaven," Prince describes a neighborhood circus parade that Prince and the Cobb children organized.

William Meade Prince's grandfather was the Rector of Chapel of the Cross Episcopal Church in the late 1800s. He lived in a home owned by the church that no longer exists but was located behind 501 E. Rosemary Street, the new site planned for the Pony Barn. 501 E. Rosemary Street was built in 1914 as the "new Rectory" for the Chapel of the Cross. A plaque awarded by Preservation Chapel Hill is by the front entrance to the home. It is fitting that the Pony Barn be relocated to a site that connects the story of the pony and the Circus Parade organized by William Meade Prince and the Cobbs and the shared connection with the old and the new Episcopal Church Rectories.

Orange County



June 2, 2018

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and its mapping companies assume no legal responsibility for the information on this map.

PIN: 9788589742

OWNER 1: RAYNOR WILLIAM J

OWNER 2: RAYNOR KARA R

ADDRESS 1: 1THE GLEN

ADDRESS 2:

CITY: CHAPEL HILL

STATE, ZIP: NC 27514

LEGAL DESC: 2 ERIC & PATRICIA WENGER Pg1/141

SIZE: 0.25 A

DEED REF: 6089/141

RATECODE: 22

TOWNSHIP: CHAPEL HILL

BLDG SQFT: 408

YEAR BUILT: 1900

BUILDING COUNT: 1

LAND VALUE: \$380,000

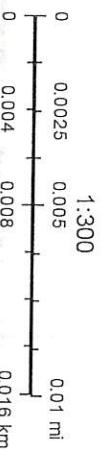
BLDG VALUE: \$37,600

USE VALUE: \$0

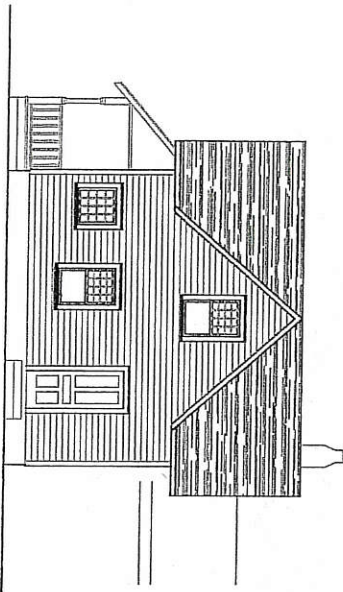
TOTAL VALUE: \$417,600

DATE SOLD: 3/15/2016

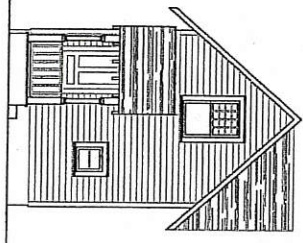
TAX STAMPS: 840



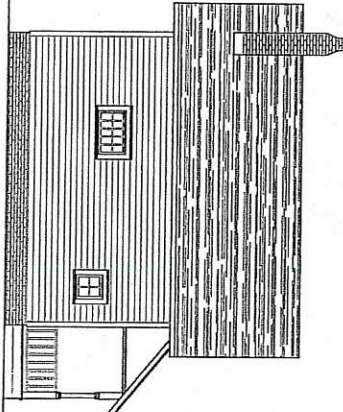
ORANGE COUNTY
NORTH CAROLINA



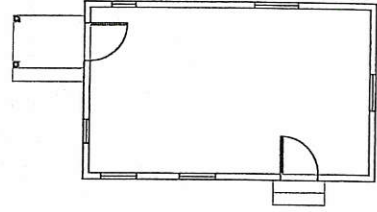
WEST ELEVATION



NORTH ELEVATION



MAIN FLOOR PLAN



COLLIER COBB COTTAGE - CA. 1900
SCALE 1/8" = 1'-0"

JIM SPENCER
ARCHITECTS, PA
103 LLOYD STREET
MAIN LEVEL
CARRBORO, NC 27510

919.960.6680 office
919.960.6682 fax
jspencerjsa@gmail.com

THESE DRAWINGS ARE INSTRUMENTS
OF SERVICE AND AS SUCH SHALL REMAIN
THE PROPERTY OF THE ARCHITECT.
THEY HAVE BEEN PREPARED FOR A
SPECIFIC PROJECT AND SHALL NOT BE
USED IN CONNECTION WITH ANY OTHER
PROJECT WITHOUT THE PRIOR WRITTEN
PERMISSION OF THE ARCHITECT. ALL
RIGHTS RESERVED.
© 2016 JIM SPENCER ARCHITECTS, PA

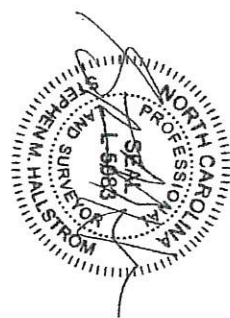
514 EAST ROSEMARY STREET
CHAPEL HILL,
NORTH CAROLINA
27514

- Notes:
- 1) Subject property is zoned R-2, T.C.H.
 - 2) Subject property lies within the Franklin-Rosemary Historic District.
 - 3) Trees on the subject property are not shown on this survey.
- N.L.A. = 10,906 S.F. (0.250 AC.)
G.L.A. = 11,997 S.F. (0.275 AC.)

LOCATION MAP



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2801, PAGE 162); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 8th DAY OF OCTOBER, 2015.



Existing Impervious Surface

House:	247 s.f.
Porch:	18
Stoop:	8
Gravel Drive:	1,184
Walls (total):	310
Existing Total:	1,767 s.f.

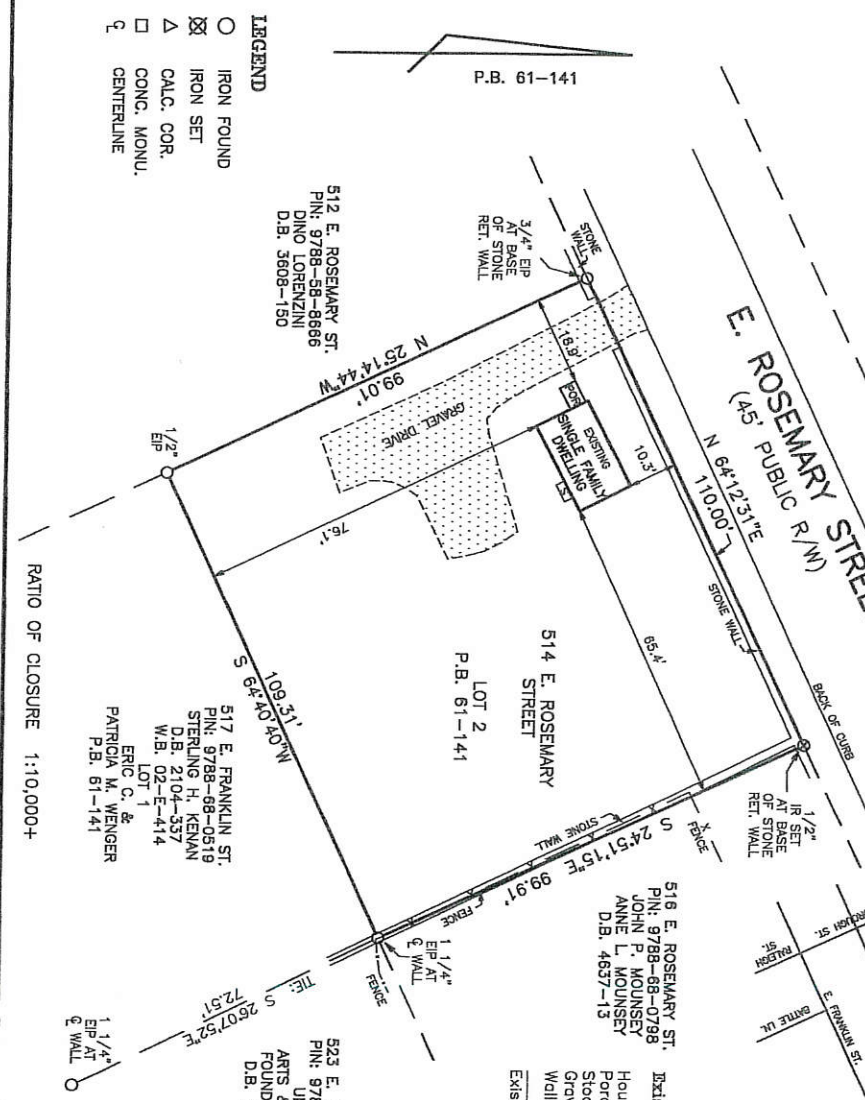
SITE SURVEY

PROPERTY OF
KAREN SINGH
ELGAR PEERSCHKE
514 E. ROSEMARY STREET
LOT 2

ERIC C. & PATRICIA M. WENGER
PLAT BOOK REF: 61-141
PIN: 9788-58-9742
CHAPEL HILL TWP. ORANGE CO.
NORTH CAROLINA

FREEHOLD LAND SURVEYS, INC. C-165
P.O. BOX 188 CARRBORO NORTH CAROLINA 27610

- LEGEND
- IRON FOUND
 - ⊗ IRON SET
 - △ CALC. COR.
 - CONC. MONU.
 - ⊕ CENTERLINE



OCT. 2, 2015
J24366 base J11161

Orange County



June 2, 2018

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plat, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

PIN: 9788589742

OWNER 1: RAYNOR WILLIAM J

OWNER 2: RAYNOR KARA R

ADDRESS 1: 1 THE GLEN

ADDRESS 2:

CITY: CHAPEL HILL

STATE, ZIP: NC 27514

LEGAL DESC: 2 ERIC & PATRICIA WENGER P61/141

SIZE: 0.25 A

DEED REF: 6089/141

RATECODE: 22

TOWNSHIP: CHAPEL HILL

BLDG SQFT: 408

YEAR BUILT: 1900

BUILDING COUNT: 1

LAND VALUE: \$380,000

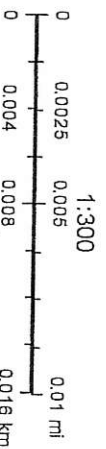
BLDG VALUE: \$37,600

USE VALUE: \$0

TOTAL VALUE: \$417,600

DATE SOLD: 3/15/2016

TAX STAMPS: 840



ORANGE COUNTY
NORTH CAROLINA

Orange County



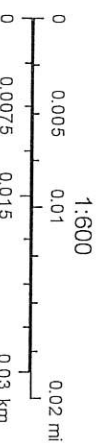
May 18, 2018

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

PIN: 9788584792

The county and its mapping companies assume no legal responsibility for the information on this map.

OWNER 1:	KOPP VINCENT JOSEPH	SIZE:	0.41 A	BUILDING COUNT:	1
OWNER 2:	KOPP KATHERINE C	DEED REF:	1163/176	LAND VALUE:	\$380,000
ADDRESS 1:	501 E ROSEMARY ST	RATECODE:	22	BLDG. VALUE:	\$285,000
ADDRESS 2:		TOWNSHIP:	CHAPEL HILL	USE VALUE:	\$0
CITY:	CHAPEL HILL	BLDG SQFT:	3348	TOTAL VALUE:	\$665,000
STATE, ZIP:	NC 275143714	YEAR BUILT:	1914	DATE SOLD:	9/30/1993
LEGAL DESC:	N/S ROSEMARY STREET CH CITY CH TP			TAX STAMPS:	580



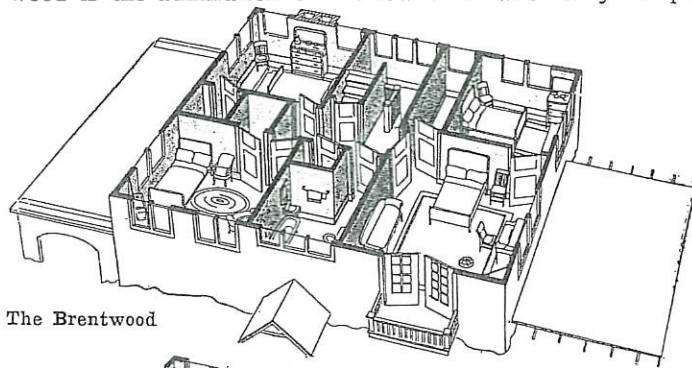
ORANGE COUNTY
NORTH CAROLINA



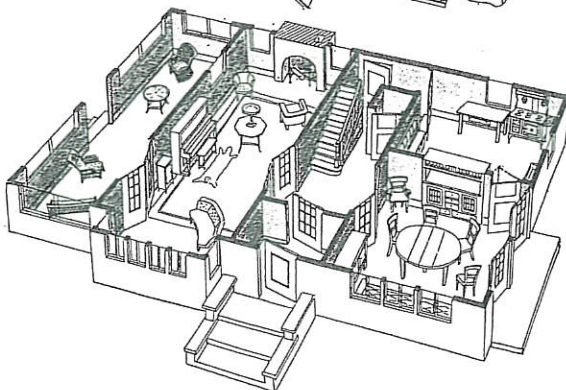
Note the sleeping room leading from sitting or dressing room on second floor. This gives all the advantages of the sleeping porch, with none of its inconveniences. This sleeping room has four windows. Linen closet is arranged in hall, a very large closet from the sewing room, and each bedroom has a closet. The hall, both first and second story, is commodious, while a stairway of pure Colonial type is furnished. Built-in buffet in dining room affords room for dishes, linen, and silver.

A Tennessee owner (name upon request) writes about his Brentwood: "My Brentwood is the admiration of the town. It was ready for plastering two weeks after the

first nail was driven. I saved about \$700 with Aladdin's help." Could you wish for greater assurance of your own satisfaction than from the pen of this owner?



The Brentwood

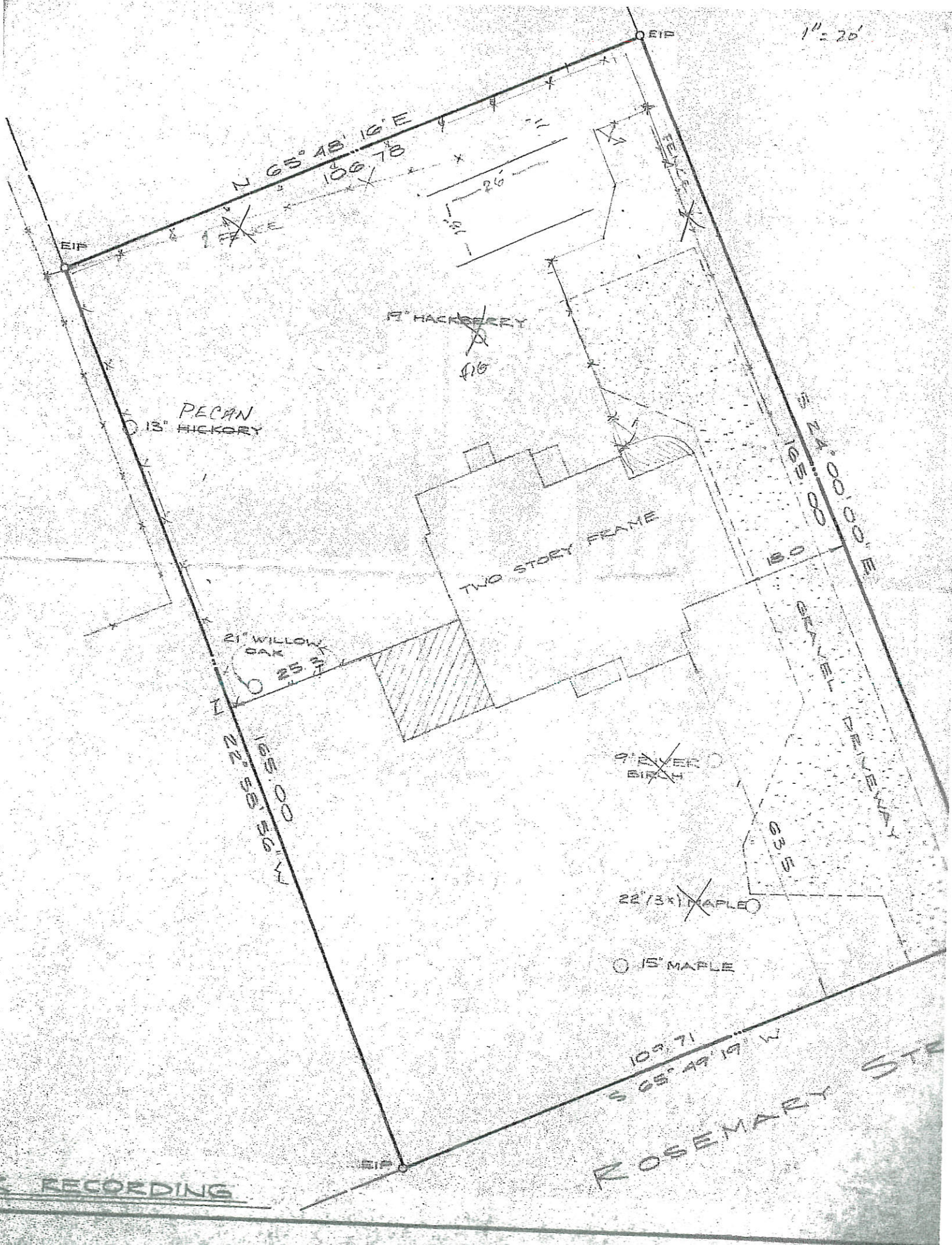


The Brentwood is erected in many states over the country. It is also erected in Bay City, Michigan, the Home office of Aladdin houses. We invite you to pay a visit to one of the

Brentwood homes nearest you, or if you should visit near Bay City we would be pleased to arrange a visit for you. This remarkable home will surely interest you and we are positive you would be delighted with an inspection of it. Should you desire to write an owner of the Brentwood asking him his experiences we will be glad to furnish names.

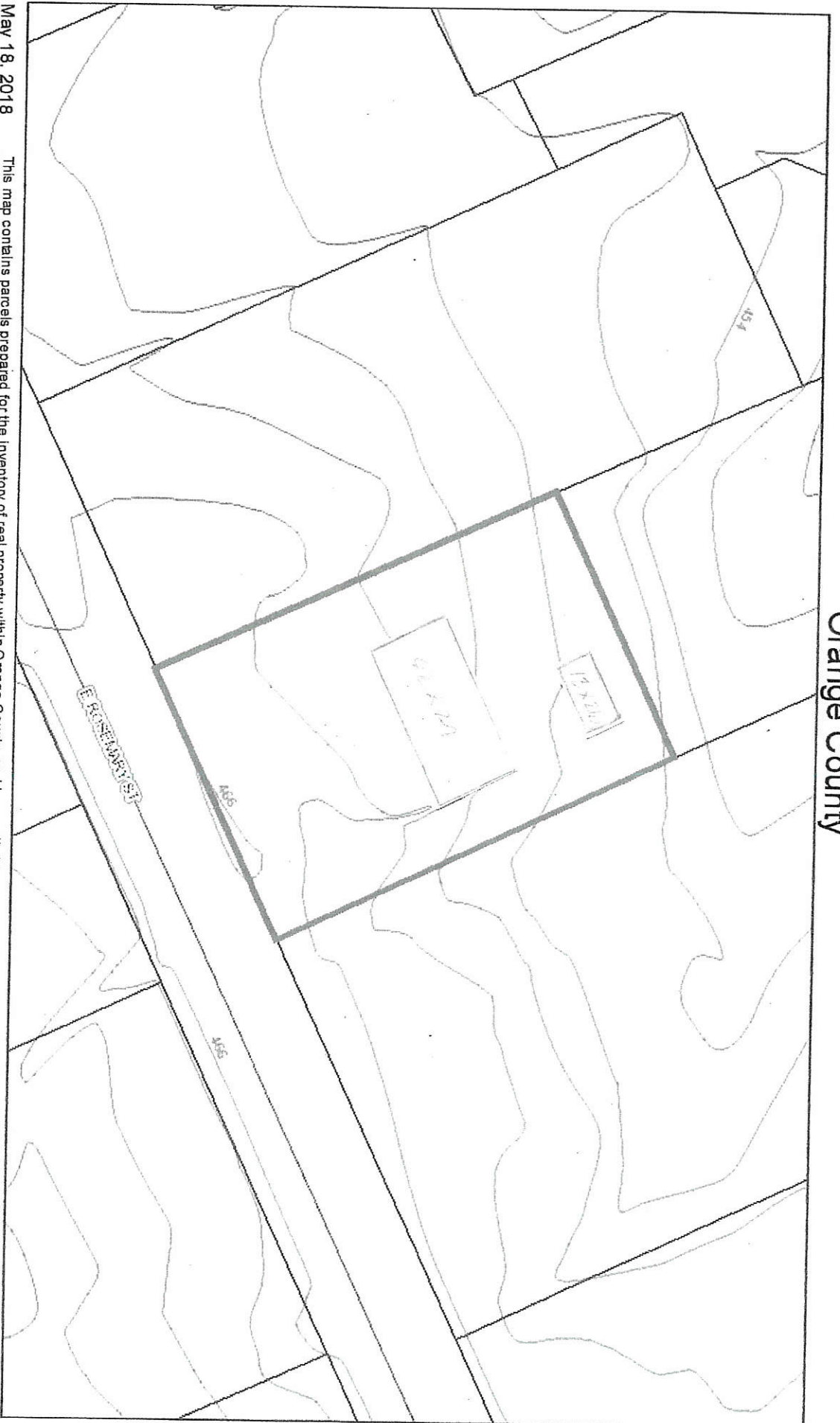
See Terms on page 2 and General Specifications on pages 12 and 13.

1" = 20'



RECORDING

Orange County



May 18, 2018

This map contains parcels prepared for the inventory of real property within Orange County, and is compiled from recorded deed, plat, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

PIN: 9788584792

OWNER 1: KOPP VINCENT JOSEPH

OWNER 2: KOPP KATHERINE C

ADDRESS 1: 501 E ROSEMARY ST

ADDRESS 2:

CITY: CHAPEL HILL

STATE, ZIP: NC 275143714

LEGAL DESC: N/S ROSEMARY STREET CH CITY CH TP

SIZE:

0.41 A

DEED REF:

1163/176

RATECODE:

22

TOWNSHIP

CHAPEL HILL

BLDG SQFT:

3348

YEAR BUILT:

1914

BUILDING COUNT: 1

LAND VALUE: \$380,000

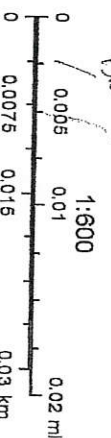
BLDG VALUE: \$285,000

USE VALUE: \$0

TOTAL VALUE: \$665,000

DATE SOLD: 9/30/1993

TAX STAMPS: 580



ORANGE COUNTY
NORTH CAROLINA

501 E Rosemary St, Chapel Hill, NC 27514-3714, Orange County



N/A	3,348	18,295	\$290,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
4	1914	SFR	09/30/1993
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Kopp Vincent Joseph	Tax Billing Zip+4:	3714
Owner Name 2:	Kopp Katherine C	Owner Occupied:	Yes
Tax Billing City & State:	Chapel Hill, NC	Do Not Mail:	Y
Tax Billing Zip:	27514		

Location Information

Subdivision:	Patsy C Owens	Carrier Route:	C003
Township:	Chapel Hill Twp	Zoning:	R-2/R-6
Census Tract:	114.00	School District:	3700720

Tax Information

Pin #:	9788-58-4792-000	% Improved:	43%
Tax ID:	187299		
Legal Description:	N/S ROSEMARY STREET CH CITY CH TP		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$665,000	\$726,700	\$723,168
Assessed Value - Land	\$380,000	\$332,200	\$332,196
Assessed Value - Improved	\$285,000	\$394,500	\$390,972
YOY Assessed Change (\$)	-\$61,700	\$3,532	
YOY Assessed Change (%)	-8.49%	0.49%	
Market Value - Total	\$665,000	\$726,700	\$723,168
Market Value - Land	\$380,000	\$332,200	\$332,196
Market Value - Improved	\$285,000	\$394,500	\$390,972

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$11,858		
2016	\$11,914	\$57	0.48%
2017	\$10,547	-\$1,367	-11.47%

Characteristics

Land Use - Universal:	SFR	Half Baths:	1
Land Use - County:	Residential- Improved	Heat Type:	Heated
Lot Acres:	0.42	Interior Wall:	Drywall
Lot Area:	18,295	Fireplaces:	3
Lot Depth:	165	Floor Cover:	Hardwood
Lot Frontage:	107	Foundation:	Partial Basement
# of Buildings:	1	Exterior:	Frame
Building Type:	Type Unknown	Roof Type:	Gable
Building Sq Ft:	3,348	Roof Material:	Shingle
Gross Area:	3,348	Roof Shape:	Gable
Year Built:	1914	Patio Type:	Patio
Style:	Conventional	Patio/Deck 1 Area:	18
Stories:	2.5	Porch:	Porch

Courtesy of Katherine Kopp, TRIANGLE MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 06/22/2018

Page 1 of 3

Total Baths:	4	Porch Type:	Porch
Full Baths:	3	Porch 1 Area:	288

Features

Building Description	Building Size
Ma	1,152
Aa	33
Pa	18
Gp	288
Op	147
Dk	256

Estimated Value

RealAVM™ (1):	\$807,717	Confidence Score (2):	73
RealAVM™ Range:	\$678,482 - \$936,952	Forecast Standard Deviation (3):	16
Value As Of:	06/14/2018		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Last Market Sale & Sales History

Settle Date:	09/30/1993	Owner Name:	Kopp Vincent Joseph
Recording Date:	09/30/1993	Owner Name 2:	Kopp Katherine C
Sale Price:	\$290,000	Document Number:	1163-176
Price Per Square Feet:	\$86.62	Deed Type:	Deed (Reg)

Sale/Settlement Date	09/30/1993	05/21/1985	
Recording Date	09/30/1993	05/21/1985	07/21/1981
Sale Price	\$290,000	\$20,150	\$14,800
Buyer Name	Kopp Vincent Joseph & Katherine C		
Document Number	1163-176	515-574	369-132
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)

Mortgage History

Mortgage Date	10/15/2012	08/25/2011	11/19/2010	09/25/2008	02/10/2004
Mortgage Amount	\$700,000	\$12,150	\$716,000	\$100,000	\$150,000
Mortgage Lender	Homeservices Lndg LLC	State Emps Fcu	State Emps Fcu	Wachovia Bk Na	Wachovia Bk Na
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Term	30		30		40
Mortgage Term Period	Years		Years		Years
Mortgage Int Rate			3.75		
Mortgage Int Rate Type			Adjustable Int Rate Loan		Adjustable Int Rate Loan
Mortgage Purpose	Refi	Refi	Refi	Refi	Refi
Mortgage Date	05/14/2003	05/14/2003	11/30/1998		
Mortgage Amount	\$50,000	\$285,000	\$100,000		
Mortgage Lender	Countrywide Hm Lns Inc	Countrywide Hm Lns Inc	Interstate Mtg Direct Fndg		
Mortgage Type	Conventional	Conventional	Conventional		
Mortgage Term	25	15			
Mortgage Term Period	Years	Years			
Mortgage Int Rate					
Mortgage Int Rate Type	Fixed Rate Loan	Fixed Rate Loan			
Mortgage Purpose	Refi	Refi	Refi		

Courtesy of Katherine Kopp, TRIANGLE MLS

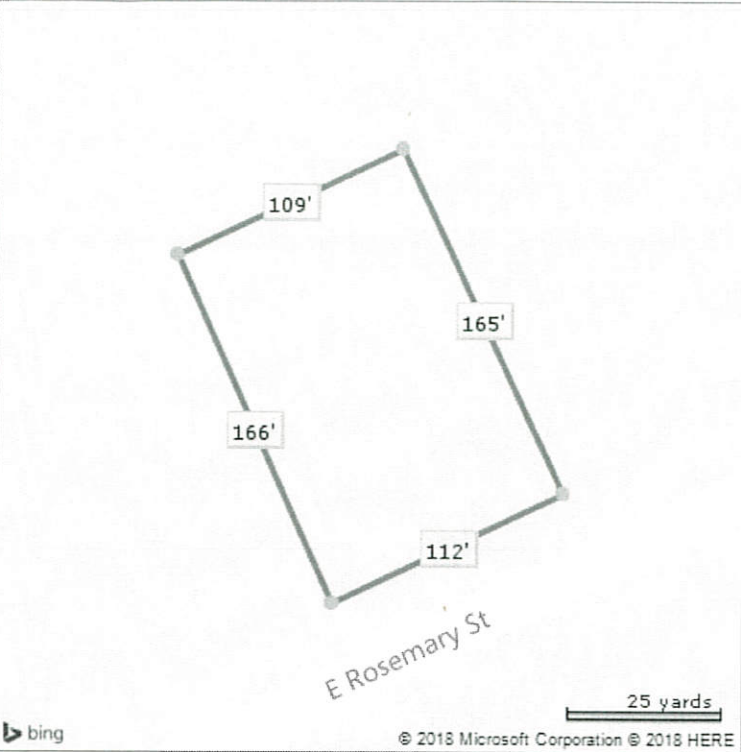
The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 06/22/2018

Page 2 of 3

Property Map



*Lot Dimensions are Estimated

