



### Record No: HDC-26-8

Historic District  
Certificate of  
Appropriateness  
Status: Active  
Submitted On: 3/6/2026

### Primary Location

604 E FRANKLIN ST  
CHAPEL HILL, NC 27514

### Owner

WATSON JOHN D JR  
TRUSTEE  
604 E FRANKLIN ST  
CHAPEL HILL, NC 27514

### Applicant

Katy Fontaine  
 919-969-4957  
 kfontaine@chapelhillnc.gov  
 6900 Millhouse Road  
Chapel Hill, NC 27516

## Certificate of Appropriateness Form

Historic District \*

Franklin-Rosemary

### Application Type

Check all that apply

**Minor Work** is exterior work that doesn't involve any substantial alterations, additions, or removals that could impair the integrity of the property and/or the district as a whole. See Chapel Hill Historic Districts Design Principles & Standards ("Principles & Standards") (p. 9-11) for a list of minor works.

**Major Work (Historic District Commission Review)** includes all exterior changes to structures and features other than minor works.

Contact HDC Staff Liaison(s) if you're unsure of the application type.

Maintenance or Repair Work

Minor Work (Staff Review)

Major Work (Historic District Commission Review)

COA Amendment

**Briefly describe the proposed changes. \***

Chapel Hill Transit's Bus Stop Improvement Program has identified the two stops at the intersection of Franklin Street and Boundary Street for improvements, including creating new landing pads that make the stops ADA accessible and adding amenities for customer comfort.

**Is this application for after-the-fact work?\*** 


No

**Is this applicaiton a request for review after a previous denial?\***

No

## Applicant Authorization

**Applicant Signature\***

 Kathryn Fontaine  
Mar 2, 2026

**Relationship to Property Owner\***

Other

**If other, please explain relationship to property owner. \***

This project is not on either property, but in the right of way in front of the properties.

## Project Narrative

### Chapel Hill Transit Bus Stop Improvement Program – Franklin Street at Boundary Street

#### 1. Project Overview

The Chapel Hill Transit (CHT) Bus Stop Improvement Program is an ongoing, phased initiative to upgrade bus stop infrastructure throughout the transit system to improve accessibility, safety, and rider comfort. A primary focus of the program is bringing stops into compliance with the Americans with Disabilities Act (ADA). Improvements are implemented as funding becomes available.

CHT has received federal funding to complete ADA and safety improvements along Franklin Street. Two bus stops within the Chapel Hill Historic District—located at the intersection of East Franklin Street and Boundary Street (eastbound and westbound)—have been identified as not meeting current ADA standards.

This application includes improvements within the public right-of-way (ROW). Chapel Hill Transit does not have staff-level authority for modifications within the Historic District; therefore, Historic District Commission approval is requested.

The proposed improvements will not negatively impact adjacent historic properties and are limited in scale to pedestrian infrastructure and standard transit amenities.

#### 2. Existing Site Conditions

##### General Context

The subject bus stops are located along East Franklin Street at Boundary Street within the Chapel Hill Historic District.

Adjacent properties include:

- **604 East Franklin Street – F.K. Ball House (Lawson House)**
  - Constructed in 1880
  - Contributing structure
  - Approximately 0.92 acres
  - Approximately 3,965 square feet
  - Approximately 90-foot setback from curb
- **523 East Franklin Street – Former Chapel Hill Public Library**
  - Constructed in 1967

- Designed by architect Don Stewart
- Non-contributing structure
- Approximately 0.92 acres
- Approximately 60-foot setback from curb

Both buildings are set back significantly from the street, and the proposed work is confined to the sidewalk and curb edge within the public right-of-way.

### **Westbound Stop – Existing Conditions**

The westbound stop currently lacks a landing pad that meets ADA slope and dimension requirements. Existing sidewalk conditions do not provide compliant cross slope, running slope, or clear maneuvering space.

### **Eastbound Stop – Existing Conditions**

The existing eastbound stop is located on the near side of the intersection and does not provide sufficient footprint for ADA-compliant landing pad improvements. Its current placement also presents operational and safety concerns related to intersection visibility and passenger boarding.

## **3. Description of Previous Additions or Alterations**

The bus stops are existing transit infrastructure elements located within the public right-of-way. There are no known structural additions or alterations to the adjacent historic buildings associated with these stops.

The current stop locations represent previously established transit facilities; however, no significant permanent architectural alterations have been made to adjacent contributing structures as part of prior transit improvements.

## **4. Description of Proposed Physical Changes**

### **Westbound Stop**

- Construction of a new ADA-compliant concrete landing pad.
- Adjustment of sidewalk grades to meet ADA maximum slope requirements.
- No relocation of the stop is proposed at this location.
- No bench or trash receptacle is proposed at the westbound location.

## Eastbound Stop

- Relocation of the bus stop to the far side of the intersection to:
  - Improve safety and operational efficiency.
  - Provide adequate space for ADA-compliant landing pad construction.
- Construction of a new ADA-compliant concrete landing pad.
- Installation of:
  - One transit bench.
  - One trash receptacle.
  - One bus stop sign.

All work will be limited to the public right-of-way and will not encroach on private property.

## 5. Materials and Specifications

### 5.1 Landing Pads and Sidewalks

- Material: Cast-in-place concrete
- Finish: Standard broom finish
- Thickness: 4–6 inches (minimum per Town and ADA standards)
- Dimensions: Minimum ADA boarding and alighting area (minimum 5' x 8' clear space or as required by ADA guidance)
- Slopes:
  - Maximum 2% cross slope
  - Maximum 5% running slope (unless tied to accessible route requirements)

Concrete is selected for durability, accessibility, and consistency with Town of Chapel Hill sidewalk standards.

### 5.2 Bus Stop Sign

- Material: Metal sign panel mounted on metal post
- Sign type: Standard Chapel Hill Transit regulatory bus stop sign
- Finish: Powder-coated metal post
- Height and placement: Per MUTCD and Town transportation standards

### 5.3 Bench (Eastbound Only)

- Material: Powder-coated metal frame
- Finish: Dark, neutral tone
- Anchoring: Surface-mounted to concrete pad

#### **5.4 Trash Receptacle (Eastbound Only)**

- Material: Powder-coated metal
- Finish: Dark, neutral tone
- Anchoring: Surface-mounted

Final manufacturer, model numbers, and detailed cut sheets will be provided in the attached specifications package.

### **6. Compliance with Chapel Hill Historic District Design Principles & Standards**

The project has been designed to meet all applicable Historic District standards, particularly those related to walkways, signage, and site features.

#### **6.1 Walkways and Paving – Standard 1.4.9**

Standard 1.4.9 encourages construction of new walkways in traditional materials and designs compatible in configuration, material, scale, and detail with the character of the building, site, and district.

The proposed improvements:

- Use concrete, a traditional and historically appropriate sidewalk material within the district.
- Maintain standard sidewalk width and configuration.
- Do not introduce decorative elements inconsistent with the district.
- Remain subordinate in scale to surrounding historic structures.

The landing pads are minimal in footprint and are consistent with the existing sidewalk network.

#### **6.2 Signage – Standard 1.7.8**

Standard 1.7.8 states that new signage should be constructed of traditional materials such as wood, stone, or metal.

The proposed bus stop sign:

- Is constructed of metal.
- Is limited to required transit identification.
- Is modest in scale.
- Does not introduce excessive lighting or visual clutter.

Transportation authorities maintain jurisdiction over sign placement and quantity; however, the sign design is compatible with district character.

### **6.3 Site Features and Compatibility**

The proposed bench and trash receptacle:

- Use neutral, dark finishes.
- Are simple in design.
- Do not mimic historic architectural elements.
- Are clearly contemporary but visually unobtrusive.
- Remain limited to one location (eastbound stop only).

No fencing, decking, roofing, or new structures are proposed.

### **6.4 Impact on Contributing Structures**

- No physical alterations to 604 East Franklin Street (F.K. Ball House) or 523 East Franklin Street.
- No change to building setbacks.
- No change to lot coverage.
- No excavation impacting historic foundations.
- Improvements remain entirely within the public right-of-way.

The project does not diminish the historic character, setting, or integrity of adjacent properties.

## **7. Conclusion**

The proposed bus stop improvements are modest, infrastructure-based upgrades intended to improve ADA accessibility, pedestrian safety, and transit rider comfort. The improvements:

- Are limited to the public right-of-way.
- Use traditional and compatible materials.
- Maintain scale and character consistent with the Historic District.
- Do not negatively impact adjacent contributing structures.
- Meet applicable Chapel Hill Historic District Design Principles & Standards.

These improvements support equitable transportation access while preserving the historic integrity of the district.

## History and Character of Subject Property and Historic District

### Overview

The proposed project is located within the Chapel Hill Historic District (Franklin–Rosemary area), a locally designated and National Register-listed historic district encompassing the historic commercial and residential core of Chapel Hill. The district reflects the architectural and cultural development of the town from the late nineteenth century through the mid-twentieth century and includes both contributing and non-contributing structures representing this period of growth.

The bus stop improvements are located within the public right-of-way along East Franklin Street at Boundary Street, adjacent to the properties at:

- 604 East Franklin Street
- 523 East Franklin Street

The proposed improvements are confined entirely to the public right-of-way and do not involve physical alteration of the adjacent buildings.

### 604 East Franklin Street

#### **F.K. Ball House (also known as the Lawson House)**

#### **Contributing Structure**

#### **Construction and Architectural Character**

According to the Chapel Hill Historic District inventory, 604 East Franklin Street was constructed in 1880 and is a contributing structure within the Chapel Hill Historic District. The house was built by F.K. Ball.

The structure is representative of late nineteenth-century residential architecture in Chapel Hill. Its siting, massing, and setback reflect the development pattern of large residential lots along East Franklin Street during this period. The house sits approximately 90 feet from the curb and occupies a lot of approximately 0.92 acres (Orange County Real Estate Data).

Architectural detailing and form are consistent with residential construction of the era and contribute to the district's character as a transitional corridor between the commercial core and residential neighborhoods.

## **Historical Associations**

The property is associated with F.K. Ball, a local figure in late nineteenth-century Chapel Hill. The structure has also been known historically as the Lawson House. As a contributing resource, it reflects the early residential development of East Franklin Street and the expansion of Chapel Hill beyond the immediate University core.

## **Sanborn Map and Historic Documentation**

Sanborn Fire Insurance Maps confirm the presence of a residential structure on this parcel in the late nineteenth and early twentieth centuries, consistent with the documented construction date.

Historic photographs and district inventory materials further document the property's longstanding residential character and its contribution to the historic streetscape.

## **523 East Franklin Street**

### **Former Chapel Hill Public Library Non-Contributing Structure**

## **Construction and Architectural Character**

523 East Franklin Street was constructed in 1967 and designed by architect Don Stewart. According to the Chapel Hill Historic District inventory, the building is classified as a non-contributing structure due to its mid-twentieth-century construction date and architectural style, which falls outside the district's primary period of significance.

The building served as the Chapel Hill Public Library and represents an important civic phase in the town's mid-century development. The structure sits approximately 60 feet from the curb on a 0.92-acre parcel (Orange County Real Estate Data).

Although non-contributing in classification, the building reflects Chapel Hill's civic and institutional expansion during the 1960s.

## **Historical Associations**

The former library building is associated with the town's investment in public education and civic infrastructure during the postwar period. While not within the district's primary period of architectural significance, it holds local social and community value as a former public institution.

Sanborn maps from earlier periods do not reflect this structure, consistent with its 1967 construction date.

## **Chapel Hill Historic District (Franklin–Rosemary Area)**

The Chapel Hill Historic District encompasses the historic commercial corridor along Franklin Street and adjacent residential areas. The district includes structures dating primarily from the late nineteenth and early twentieth centuries, representing:

- Residential expansion along major corridors
- Commercial growth tied to the University of North Carolina
- Civic and institutional development
- Traditional streetscapes defined by sidewalks, street trees, and setback buildings

The district is listed on the National Register of Historic Places and is locally designated. Preservation priorities include maintaining:

- Historic streetscape character
- Compatible materials and scale
- Visual continuity along Franklin Street
- Protection of contributing residential and commercial structures

NC Preservation GIS mapping confirms that both subject properties are located within the boundaries of the Chapel Hill Historic District (National Register-listed).

### **Streetscape and Public Right-of-Way Character**

Historically, Franklin Street developed with:

- Defined sidewalk corridors
- Traditional paving materials (brick and concrete)
- Street trees
- Minimal vertical elements within the public right-of-way

The proposed bus stop improvements remain consistent with the established pattern of modest public infrastructure along Franklin Street and do not introduce new vertical massing or structural elements that would alter the historic character of the streetscape.

### **Sources Consulted**

The following sources were reviewed in preparing this summary:

- Orange County Real Estate Data (current parcel information, lot size, building square footage)

- Chapel Hill Historic District National Register nomination and boundary increase documentation
- Chapel Hill Historic District inventory entries for 604 and 523 East Franklin Street
- NC Preservation GIS Map (confirmation of National Register district listing)
- Sanborn Fire Insurance Maps (historic building footprint verification)
- Historic Chapel Hill documentation archives

# Franklin & Boundary

Aerial Overviews

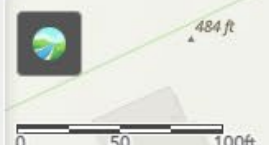


Find Street, Address or Par

523 East Franklin



604 East Franklin



Park Place Ln

POWERED BY

523 East Franklin

604 East Franklin



# Franklin & Boundary

523 East Franklin Street

March 5<sup>th</sup>, 2026



BUS STOP  
400  
405  
Golive 3256





BUS STOP  
400  
405  
WATERBURY BOARD  
Call No. 326

01  
INTER

# Franklin & Boundary

604 East Franklin Street

Existing Location

March 5<sup>th</sup>, 2026



Transit  
GoLive 3255  
Customer Service 910-400-7433

E. Boundary  
HORACE WILLIAMS HOUSE  
←

RE-ELI  
BLACKWOOD  
SHERIFF



THORACE  
WILLIAMS  
HOUSE  
←

RE-ELECT  
BLACKWOOD  
SHERIFF



# Franklin & Boundary

604 East Franklin Street

Proposed Location

March 5<sup>th</sup>, 2026



25  
M.P.H.





1/18

1/18



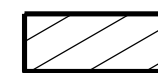

Boundary

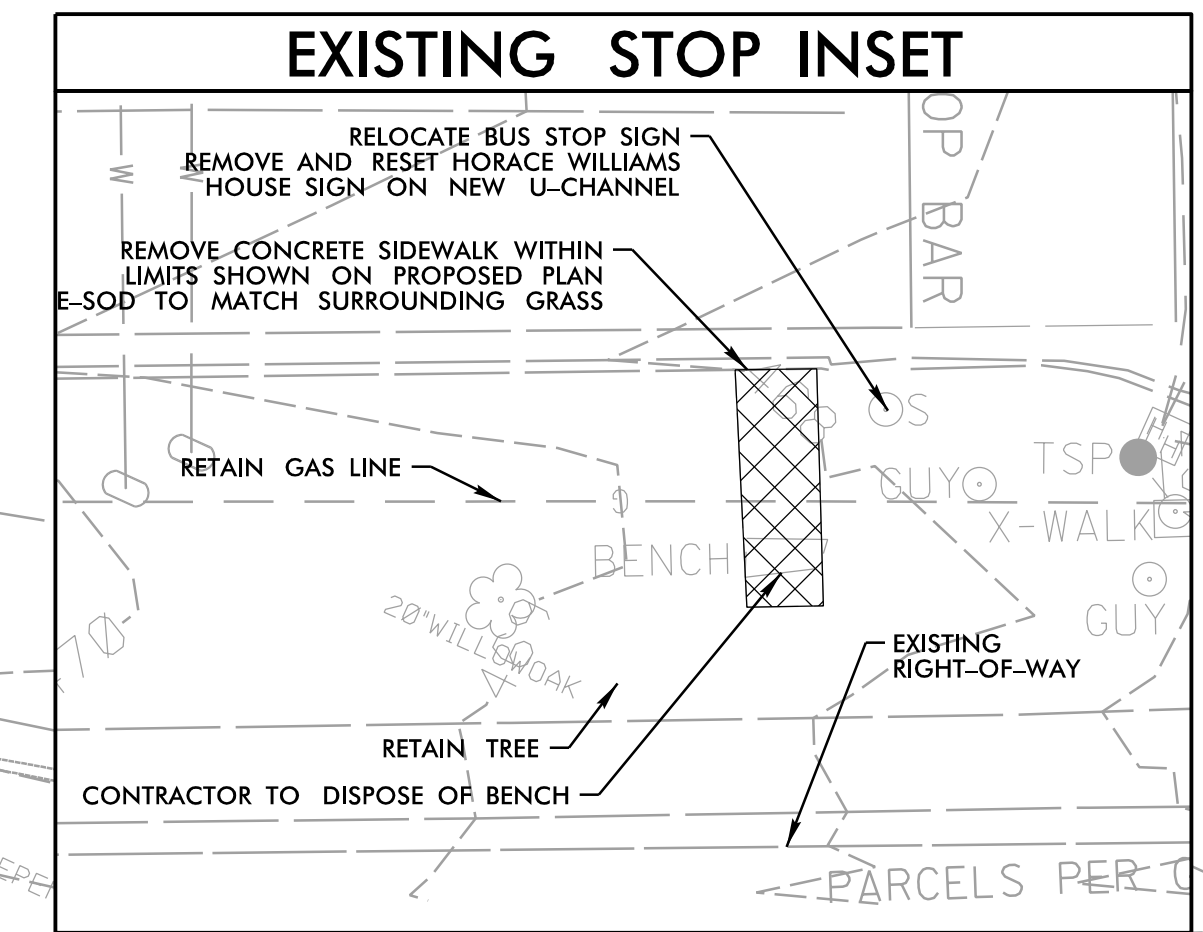
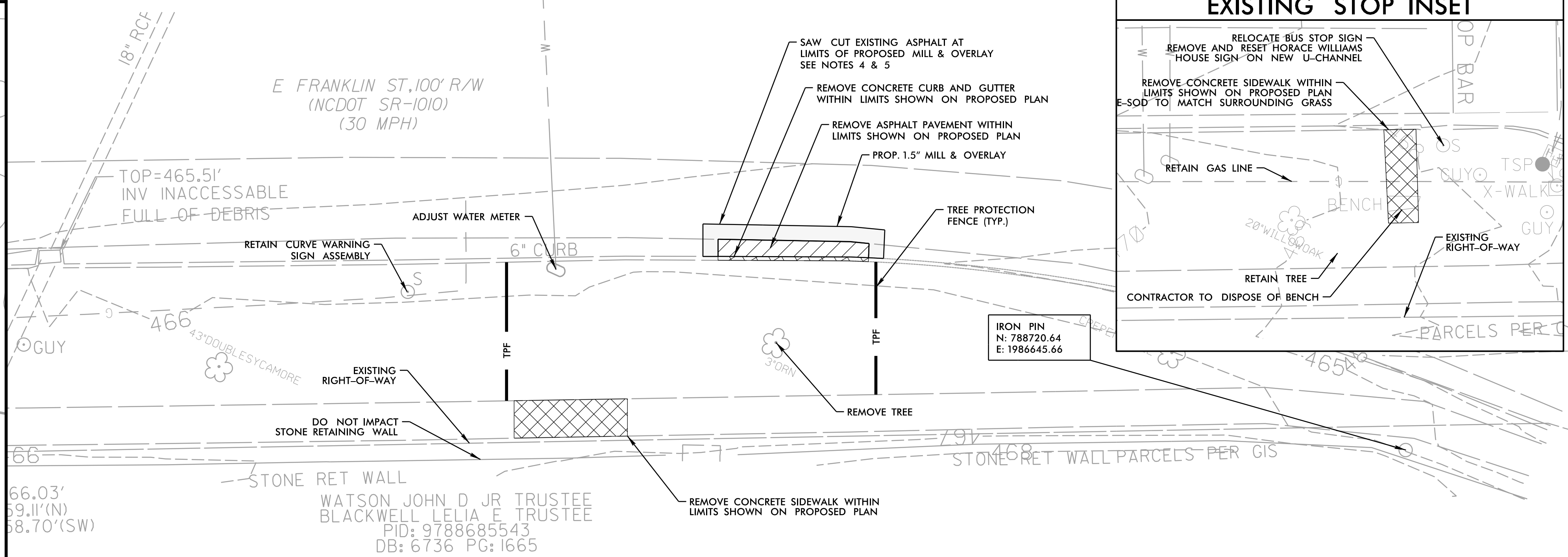
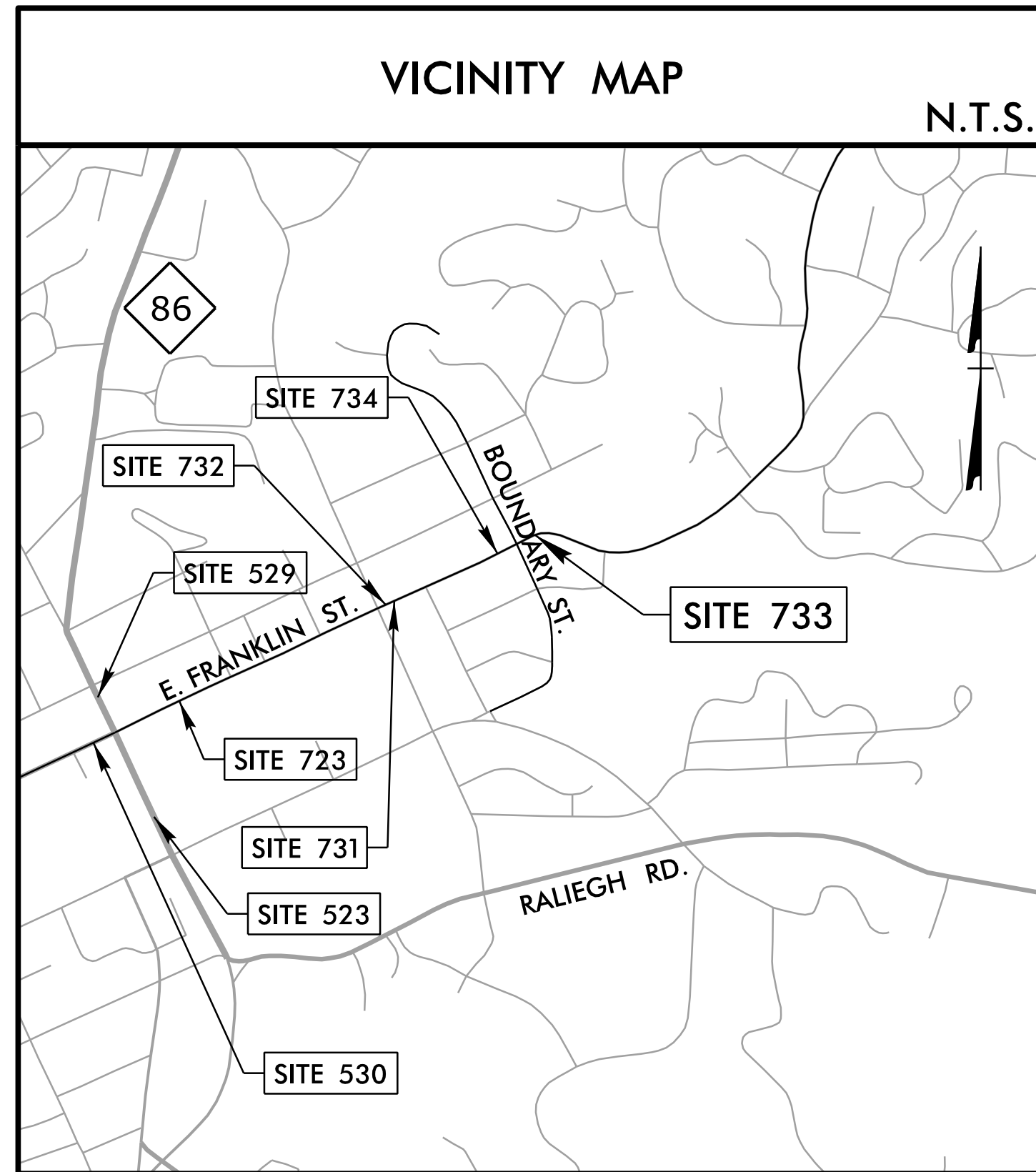
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**EXISTING SURVEY/DEMOLITION PLAN**

-  PROPOSED SIDEWALK REMOVAL
-  PROPOSED CURB REMOVAL
-  PROPOSED ASPHALT REMOVAL
-  PROPOSED MILL & OVERLAY



SITE NO.  
**733**



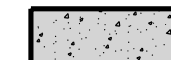




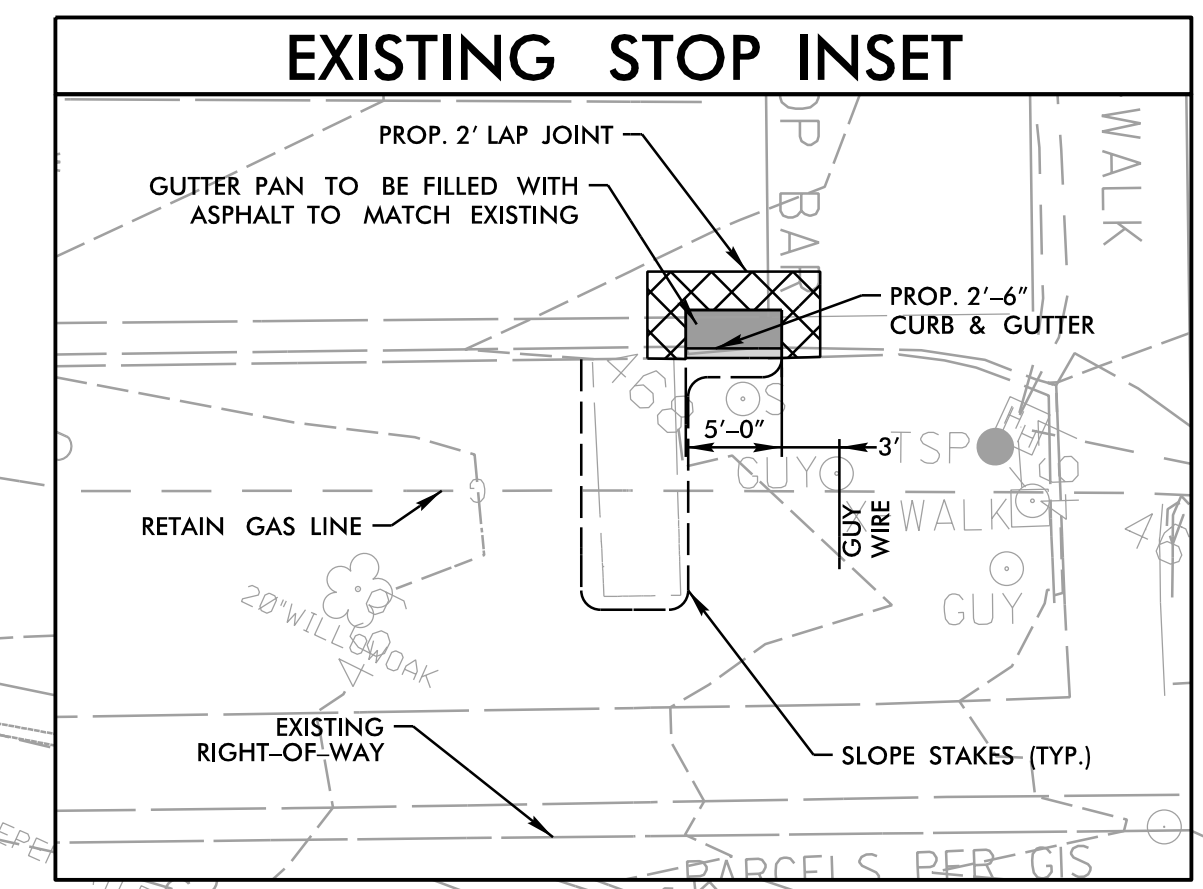
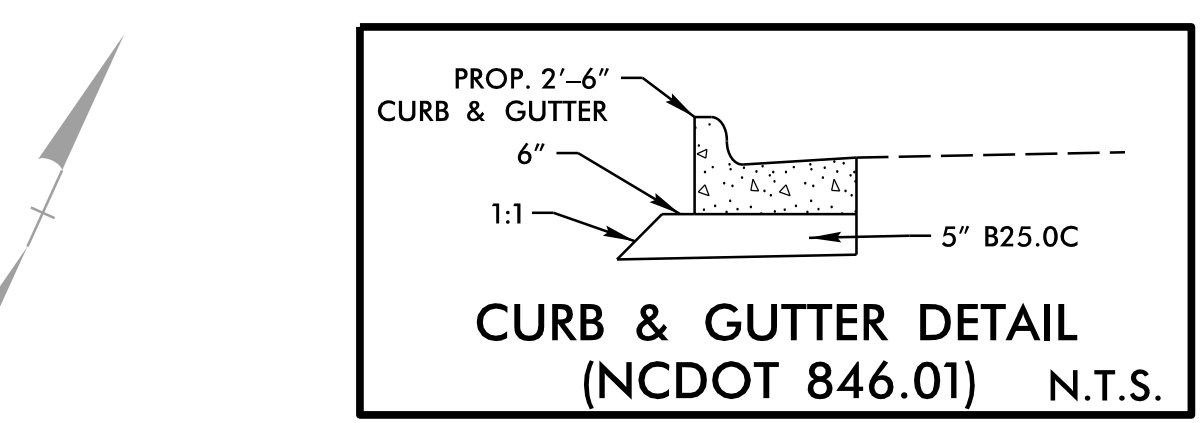
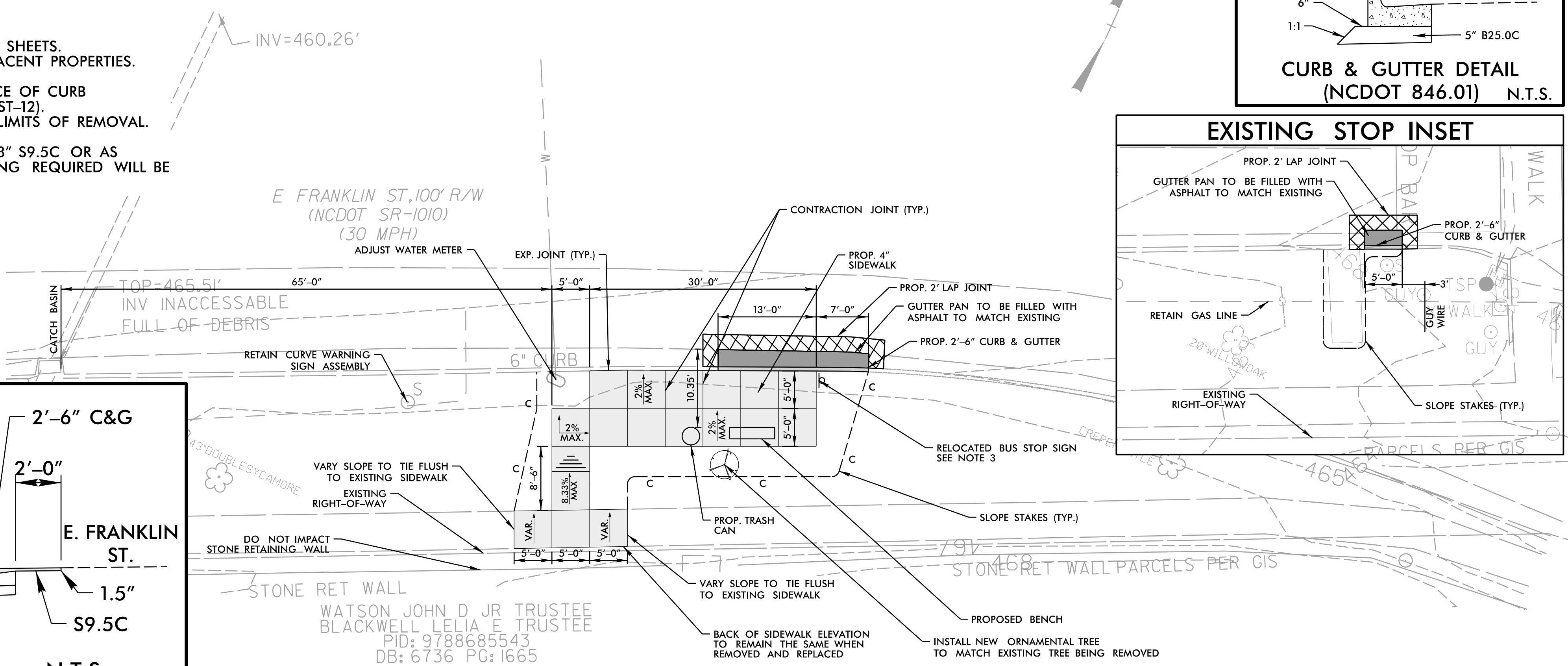
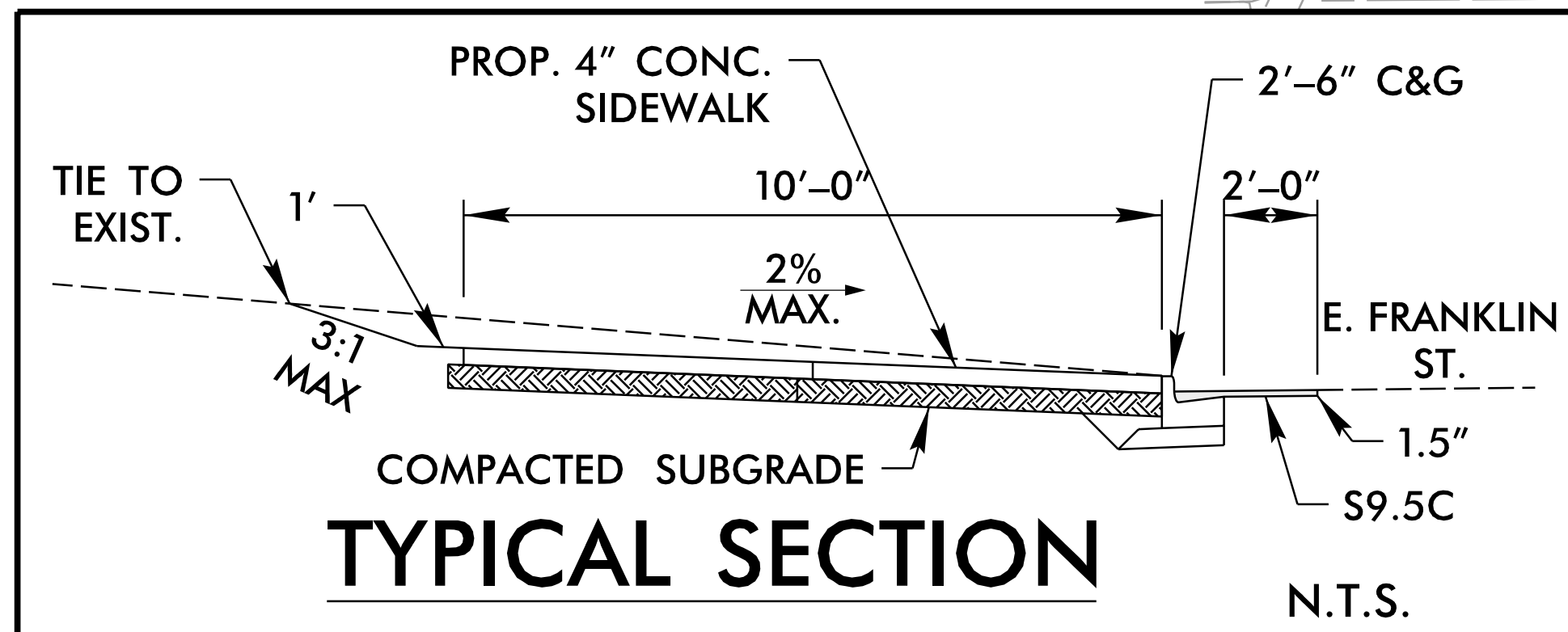
TOWN OF CHAPEL HILL  
CHAPEL HILL TRANSIT BUS STOP IMPROVEMENTS  
E. FRANKLIN STREET (EB)  
AT SOUTH BOUNDARY STREET

BUS STOP ID: 3255

**PROPOSED PLAN**

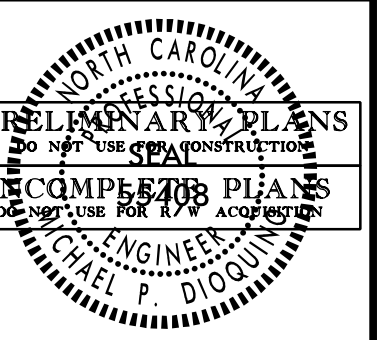
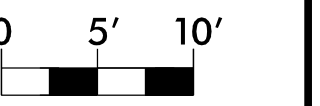
- NOTES:
- SEE GENERAL NOTES, LIST OF STANDARDS, AND DETAILS ON SERIES 2 SHEETS.
  - NO RIGHT-OF-WAY, OR EASEMENTS HAVE BEEN ACQUIRED ON ADJACENT PROPERTIES. COMPLETE ALL WORK WITHIN EXISTING RIGHT-OF-WAY.
  - MOUNT BUS STOP SIGN 7' ABOVE SIDEWALK, 2' MINIMUM FROM FACE OF CURB TO EDGE OF SIGNS (SEE TOWN OF CHAPEL HILL STANDARD DETAIL ST-12).
  - SAW CUT ASPHALT TO PROVIDE SMOOTH STRAIGHT LINE BETWEEN LIMITS OF REMOVAL. ASPHALT PATCH AS NECESSARY OR AS DIRECTED BY THE ENGINEER.
  - ANY ASPHALT PATCHING REQUIRED IS TO INCLUDE 6" 119.0C AND 3" S9.5C OR AS OTHERWISE DIRECTED BY THE ENGINEER OR NCDOT. ASPHALT PATCHING REQUIRED WILL BE AT NO ADDITIONAL COST TO OWNER.

-  PROPOSED 4" CONCRETE SIDEWALK
-  PROPOSED CONCRETE CURB & GUTTER
-  PROPOSED 6" CONCRETE PAD WITH 6" ABC & WIRE FABRIC
-  PROPOSED ASPHALT
-  PROPOSED 1.5" MILL & OVERLAY



REVISIONS

DATE: 12/17/2025  
DESIGNED BY: RJN  
CHECKED BY: MPD



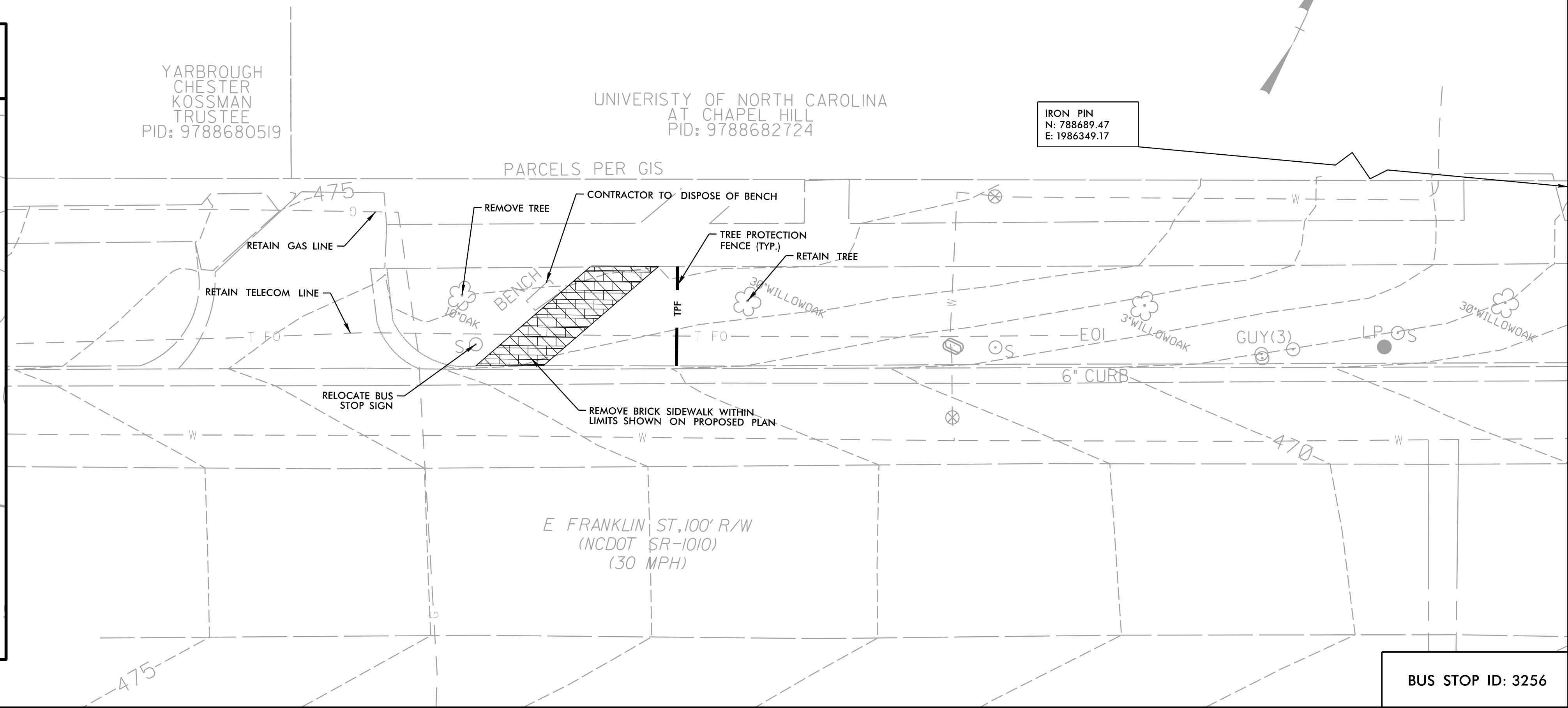
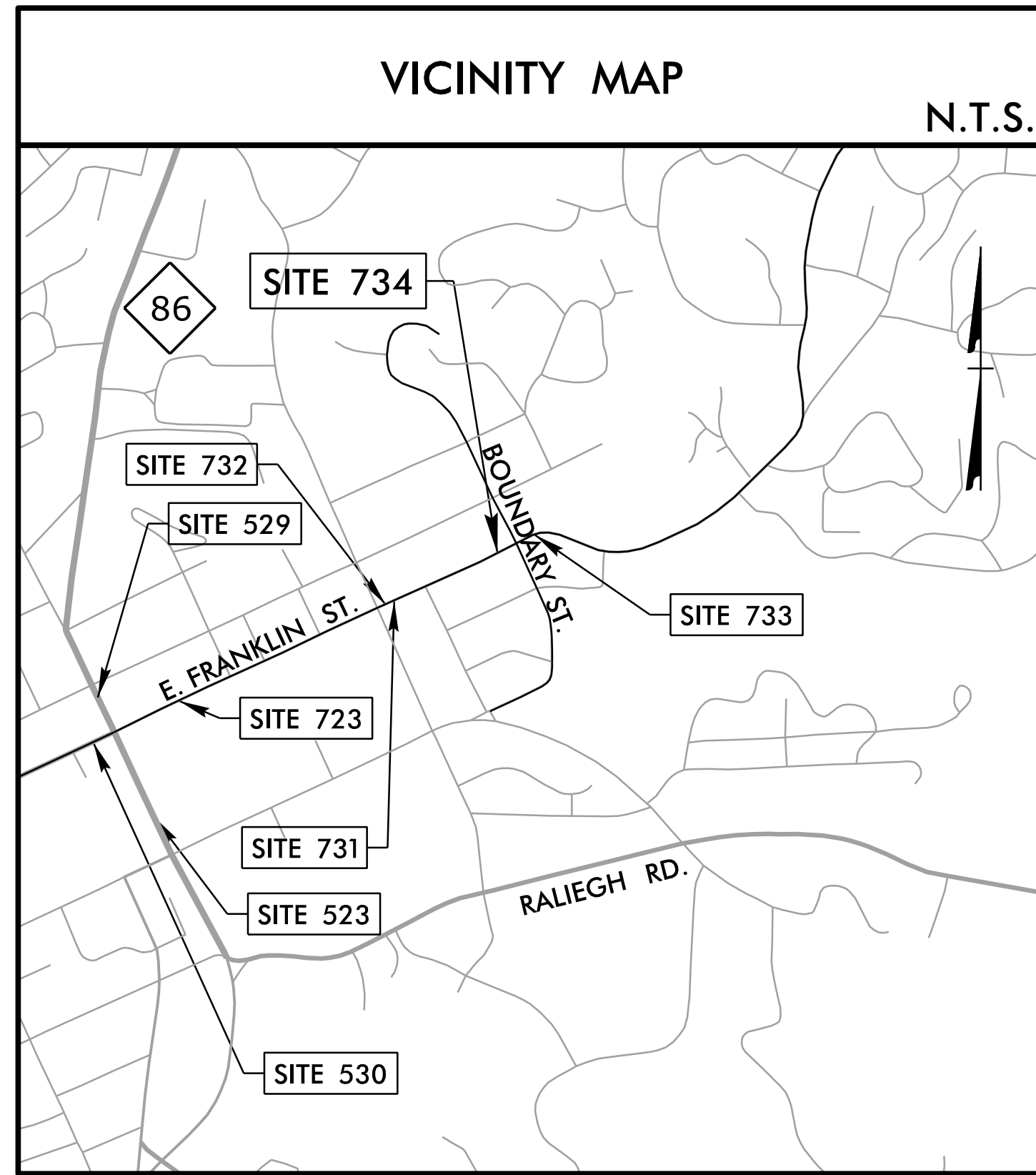
**DRMP**  
DRMP, INC.  
5808 FARINGTON PLACE  
RALEIGH, NC 27609  
(919) 872-5115  
NC LICENSE NO. F-1524  
www.drmp.com

12/17/2025  
User: rjespitt  
Chapel Hill Site 733\_PSH.dgn

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

**EXISTING SURVEY/DEMOLITION PLAN**

 PROPOSED BRICK SIDEWALK REMOVAL



SITE NO.  
**734**





TOWN OF CHAPEL HILL  
CHAPEL HILL TRANSIT BUS STOP IMPROVEMENTS  
E. FRANKLIN STREET (WB)  
AT NORTH BOUNDARY STREET

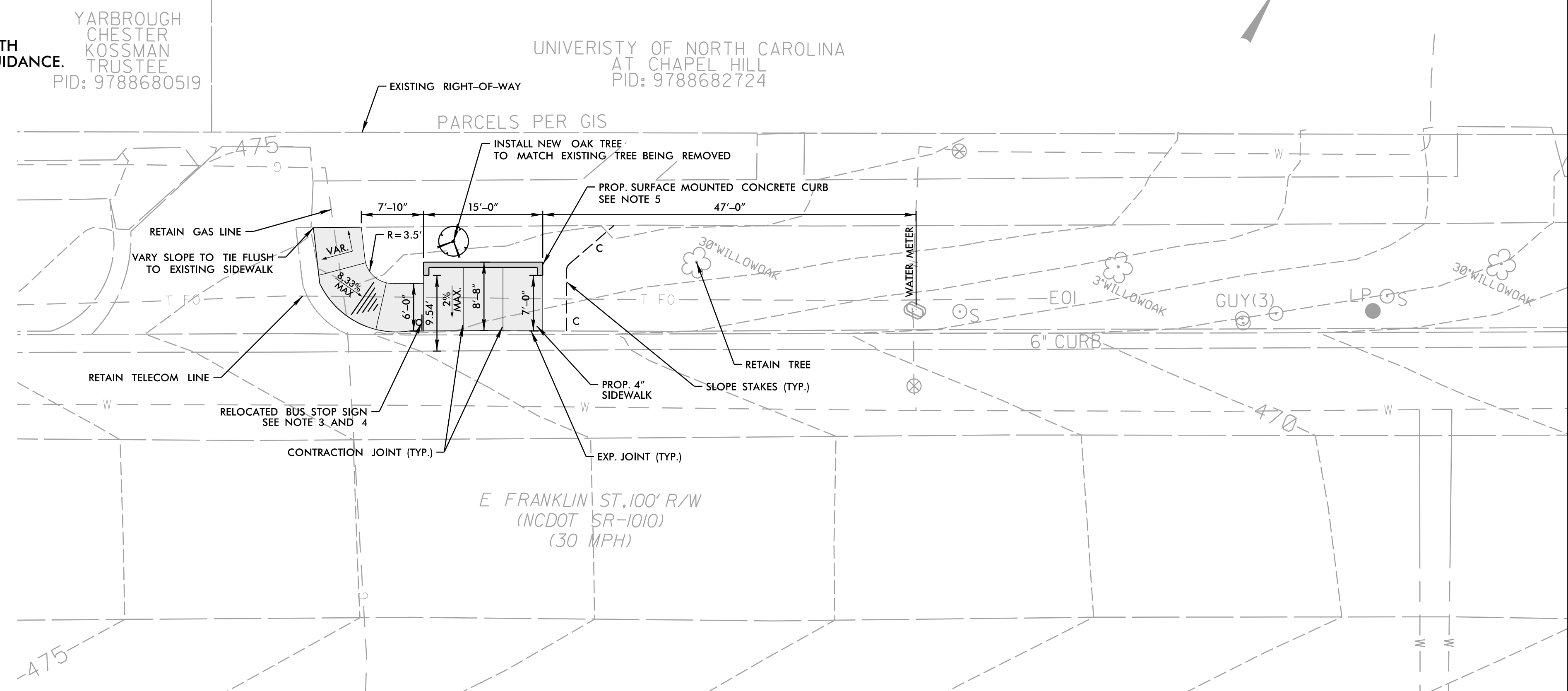
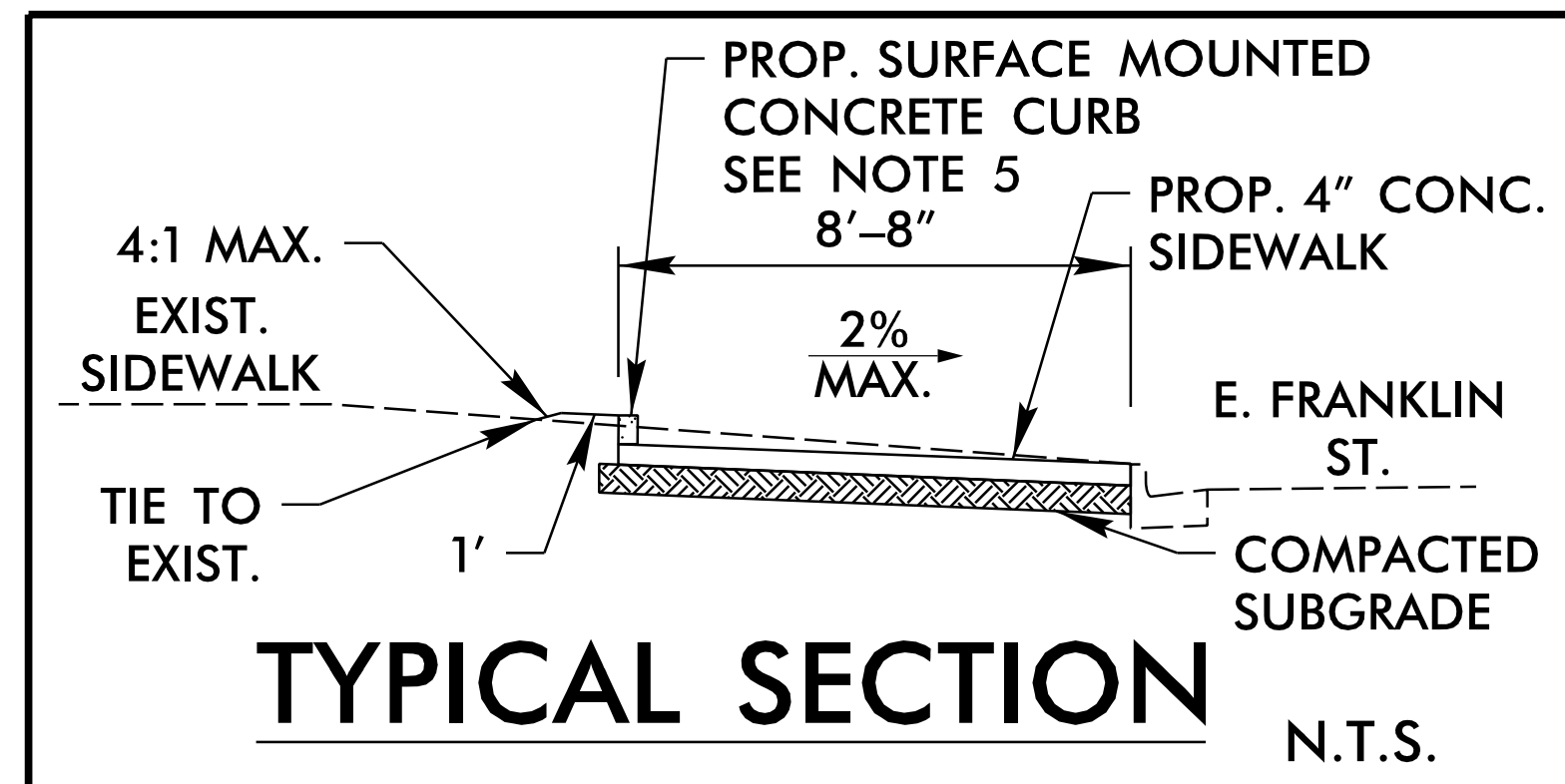
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**PROPOSED PLAN**

NOTES:

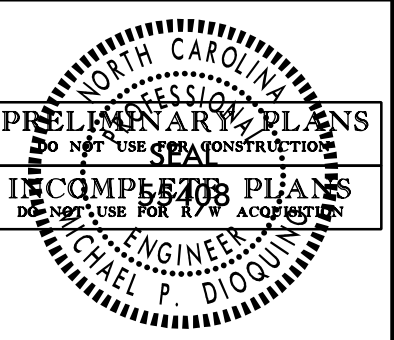
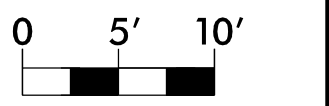
1. SEE GENERAL NOTES, LIST OF STANDARDS, AND DETAILS ON SERIES 2 SHEETS.
2. NO RIGHT-OF-WAY, OR EASEMENTS HAVE BEEN ACQUIRED ON ADJACENT PROPERTIES. COMPLETE ALL WORK WITHIN EXISTING RIGHT-OF-WAY.
3. MOUNT BUS STOP SIGN 7' ABOVE SIDEWALK, 2' MINIMUM FROM FACE OF CURB TO EDGE OF SIGNS (SEE TOWN OF CHAPEL HILL STANDARD DETAIL ST-12).
4. CONTRACTOR TO CORE 12" DIAMETER HOLE FOR SIGN PLACEMENT. FILL HOLE WITH SOIL. TOP 2" OF HOLE WITH JOINT SEALER. FOLLOW NCDOT STD. 904.50 FOR GUIDANCE.
5. CURB HEIGHT TO BE SET AT 12" ABOVE PAD UNLESS OTHERWISE DIRECTED BY THE ENGINEER

-  PROPOSED 4" CONCRETE SIDEWALK
-  PROPOSED SURFACE MOUNTED CONCRETE CURB



REVISIONS

DATE: 12/17/2025  
DESIGNED BY: RJN  
CHECKED BY: MPD



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NC LICENSE NO. F-1524  
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12/17/2025  
User: rjespiatt  
Chapel Hill Site\_734\_PSH.dgn

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

404018

523 E FRANKLIN ST

JANUARY 1ST OWNER MAILING ADDRESS

UNIVERSITY OF NORTH CAROLINA AT CHAPEL

HILL ARTS AND SCIENCES FOUNDATION INC

523 E FRANKLIN ST

CHAPEL HILL NC 27514

Total Assessed Value

\$1,190,000

No Photo Available



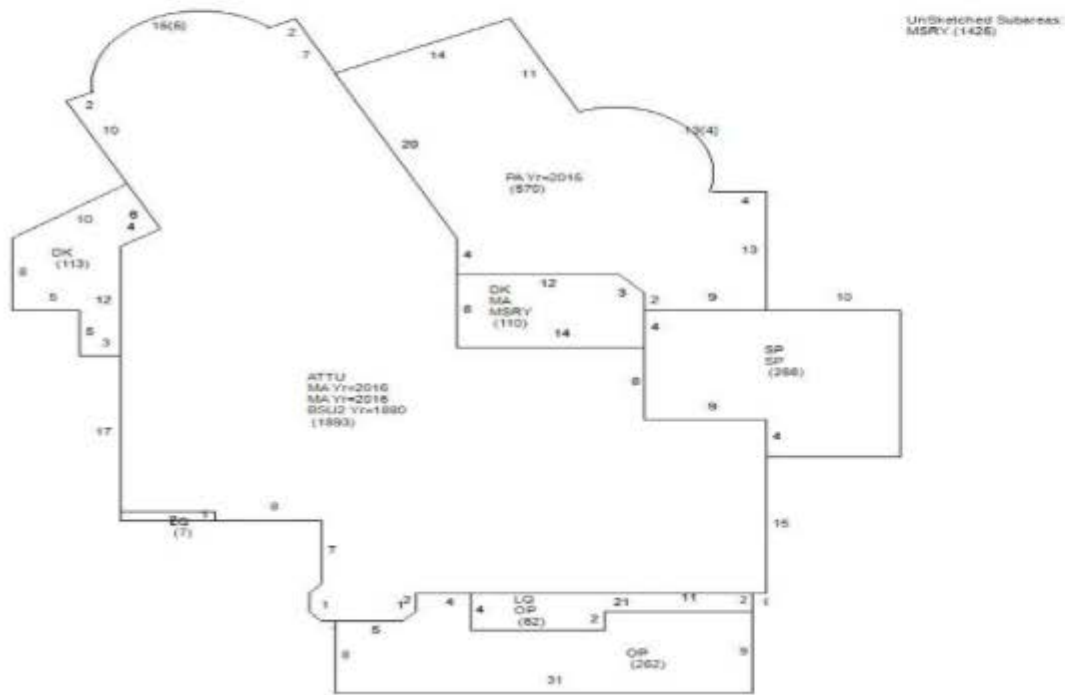
218848

604 E FRANKLIN ST

**JANUARY 1ST OWNER MAILING ADDRESS**  
WATSON JOHN D JR TRUSTEE, BLACKWELL  
LELIA E TRUSTEE  
604 E FRANKLIN ST  
CHAPEL HILL NC 27514-

Total Assessed Value

**\$2,769,700**





Find Street, Address or Par

E Rosemary St

HWilliams House

N Boundary St

E Rosemary St

E Franklin St

E Franklin St

E Franklin St

E Franklin St

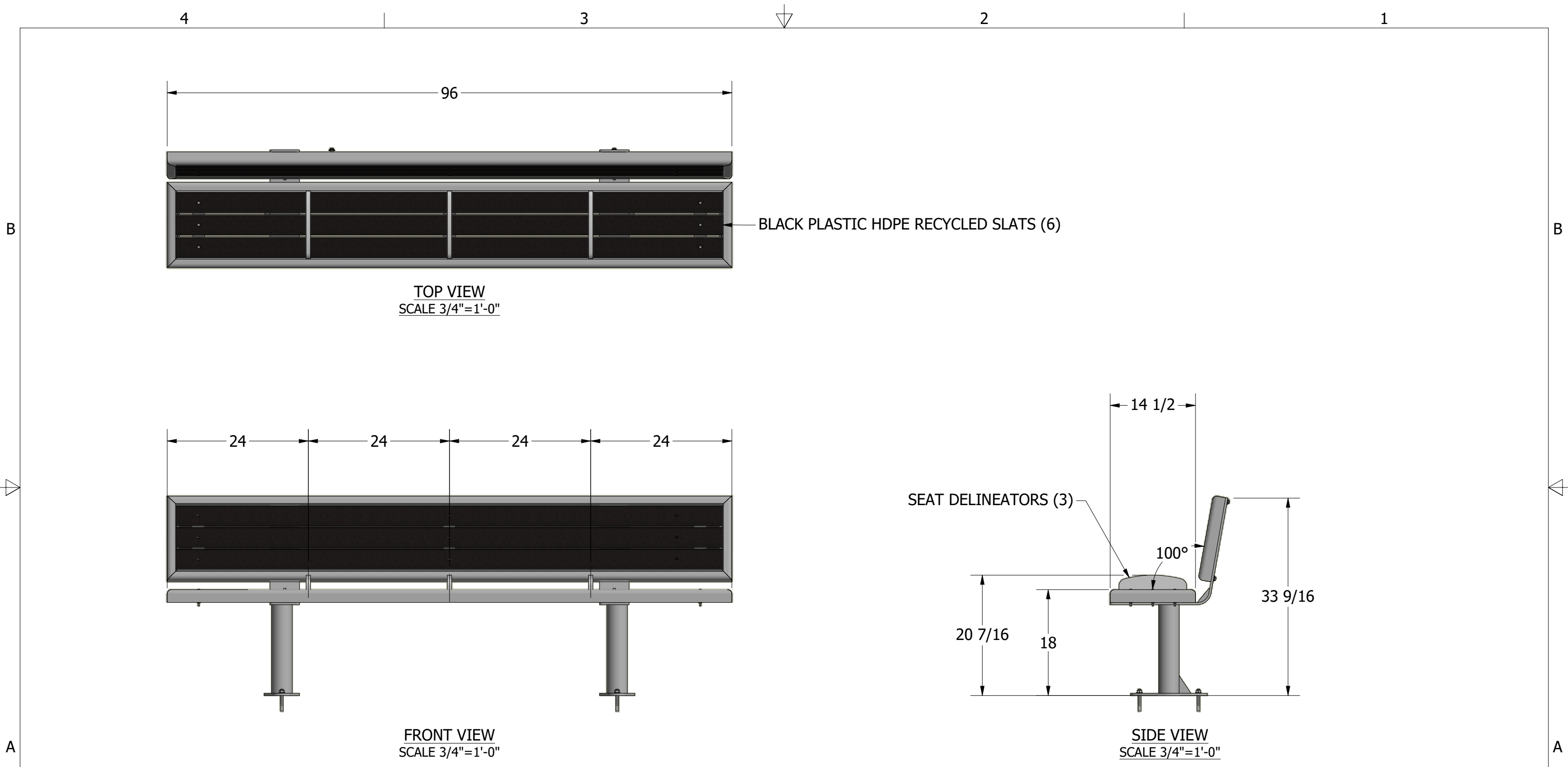
S Boundary St

Park Place Ln

484 ft

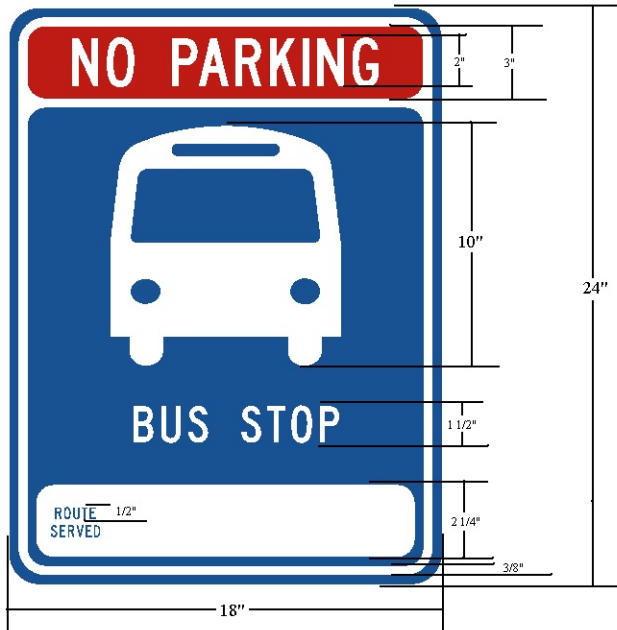
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THE DESIGN AND DRAWINGS REMAIN THE INTELLECTUAL PROPERTY OF TOLAR MFG. AND ARE PROTECTED BY LAW. THEY MAY NOT BE ALTERED, REPRODUCED OR USED FOR FABRICATION WITHOUT EXPRESSED WRITTEN CONSENT FROM TOLAR MFG. ALL DOCUMENTS TO BE RETURNED TO TOLAR MFG.. AT COMPLETION OF WORK. CONTRACTOR TO SITE VERIFY ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO TOLAR MFG.. BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.

<b>TOLAR</b> DURABILITY WITH DISTINCTION		<b>TOLAR MANUFACTURING COMPANY, INC</b> 258 Mariah Circle, Corona CA. 92879	
DESCRIPTION		8'EUROBENCH (3 VBARS)	
CUSTOMER/VENDOR		TOLAR STD.	PAGE: 1 OF 1
SIZE	MATL.	VARIES	DWG NO. 43543-00
B			REV -
SCALE	DATE	DRAWN BY:	
AS NOTED	1/12/2022	RFarr	



NO PARKING



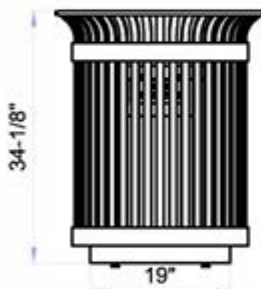
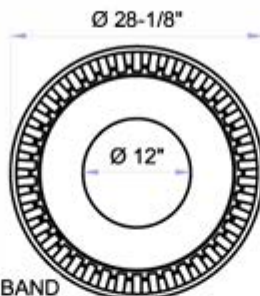
BUS STOP

ROUTE 1/2  
SERVED

\* ALL DIMENSIONS ARE IN INCHES \*



1/4" x 2-1/2"  
HORIZONTAL  
SOLID STEEL BAND



3/8" x 1"  
VERTICAL  
STEEL BARS

5/8" SOLID  
STEEL TOP RIM



3/4" SQUARE  
CENTER ANCHOR  
BOLT HOLE

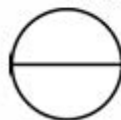
LEVELING FEET WITH  
A 3/8" DIAMETER  
THREADED STEEL SHAFT



36-GALLON CAPACITY HIGH  
DENSITY PLASTIC LINER  
(WEIGHT NOT TO EXCEED 6 LBS.)  
SITS ON 3/8" x 3" SUPPORT BARS

**AVAILABLE OPTIONS:**

- POWDER COATING
- 10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,  
CUSTOM COLORS (INCLUDING THE RAL RANGE)
- CUSTOM PLAQUES & DECALS.
- AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES  
AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS.



**S-424**

**IRONSITES® SERIES**  
36-GALLON LITTER RECEPTACLE

SHOWN: STANDARD TAPERED FORMED LID

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 REV. 4/29/13 DRAWN C.D.B. 2013-445

" NOT TO SCALE "

 TOWN OF <b>CHAPEL                  HILL</b>	<b>TOWN OF CHAPEL HILL STANDARD DETAIL</b>	
	<b>REVISIONS</b>	<b>TRASH RECEPTACLE</b>
	01/2026 - Logo only	
DATE: 02/2017	<b>SS-1.01</b>	