

# Hosmer House



## Town of Sudbury ADA Transition Plan

December 2020



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## Hosmer House

Year Built: 1793

Year Renovated: 1983

### Background

The Hosmer House is a historic house museum located at 299 Old Sudbury Road. The Federal style house was built in 1793 and deeded to the Town of Sudbury in 1959. The facility is managed by the Sudbury Historical Commission, which opens the house on holidays and special occasions. In December the house is decorated for the holidays, with the assistance of Sudbury area clubs and individuals.

The first and second floors are open to the public. The first floor contains an old general store that is used as a gift shop, a dining room, a parlor and a kitchen. The second floor contains bedrooms and a ballroom. There is no accessible means of vertical access between the two levels.

Parking is not provided at the house and in the past it was recommended that visitors park in the municipal lot behind Town Hall. Analysis of the accessibility of the municipal lot behind Town Hall is included in the Town Hall report.

### Key Accessibility Issues

#### Exterior Routes

Accessibility issues include sidewalks with excessive cross slopes, and walkways that are not properly maintained and have excessive cross slopes.

#### Entrance

The temporary ramp to the main entrance is not compliant for a level change that is greater than 8.5 inches. (On occasions when the house is open to the public, IHCD recommends renting an accessible metal portable ramp with compliant handrails and landings and a running slope no greater than 8.33 percent.)

#### Interior Route

Many areas in the facility have interior routes that are less than 36 inches wide.

#### Vertical Access

There is no accessible route to the second floor. It is recommended that Hosmer House provide a video or photographs of the rooms on the second floor to provide program accessibility for visitors who are unable to visit the second floor themselves.

#### Doors

The door between the living room and dining room has less than 32 inches of clear width. (IHCD recommends providing swing-clear/offset hardware to increase the overall width at the door. The historic hinges on these doors could be retained and even displayed for visitors who wish to see them.) Two door thresholds on the first floor are higher than allowed. (For these, alteration may not be feasible. Compliance with the requirements may threaten or destroy the historic significance of the building. Use videos or photographs to provide program accessibility). Also, the back egress door lacks compliant hardware.

#### Toilet Room

As the first floor toilet room was renovated in 1983, an accessible toilet room would have been required at the time under 521 CMR, unless a variance was sought. IHCD recommends providing an accessible toilet room on this level if the toilet room is available for use by the public.

#### Additional Accessibility Issues

- The inaccessible entrance to the general store lacks a directional sign to the accessible entrance.
- Tactile egress signage is not provided at emergency exits.
- The service counter in the general store lacks a lower portion that is 36" high max.

### Order of Magnitude Cost Estimates

- Renovate exterior routes: \$5,728
- Renovate doors: \$2,716
- Miscellaneous corrective actions: (signage, entrance ramp, protruding objects, service counter, etc.): \$2,100






**Total: \$10,544**

### **Best Practice and Inclusive Design**



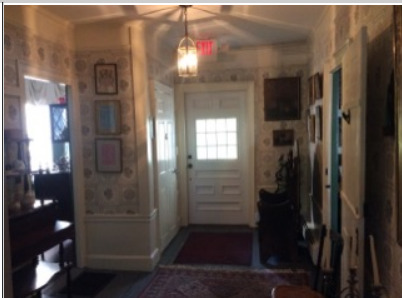


Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Additional guidance on making historic properties accessible can be found on the National Park Service website: <https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>
- At the stairs to the door to the general store, risers and treads are different sizes. It may not be technically feasible to adjust risers or treads, however stairs may be hazardous for users. Recommend providing a railing on at least one side.
- Recommend locating sign regarding the Victorian kitchen garden on an accessible route.
- Recommend providing stanchions that stand out more from the background and are easier to see.
- Recommend providing a van accessible parking space in the lower Town Hall parking lot as it is closer to the Hosmer House than the lot behind Town Hall.
- Recommend providing a drop-off area in the driveway and allowing visitors who are not able to walk from one of the Town Hall parking lots to park in the driveway.
- The stairs outside the exit from the back hallway exit door may be hazardous for users. Recommend renovating stairs.
- Recommend providing handrails on the stairs to the porch.
- Recommend providing a level clear floor space of 36" wide min. by 48" deep min. alongside one bench in each garden so that a wheelchair user can sit alongside a person seated on the bench.


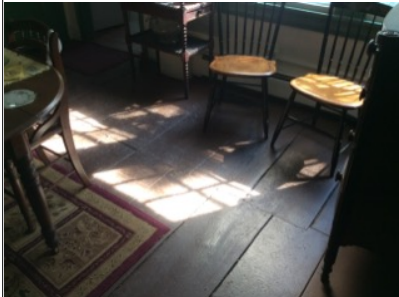


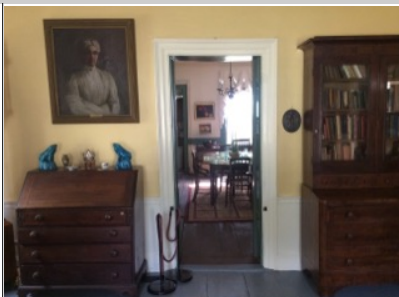
**Town of Sudbury  
Hosmer House**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Sidewalk East of House	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	5.8% - 10%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost estimate for 30' long 4' wide asphalt route.)	1	1200	\$1200
2	Sidewalk West of Town Hall (Toward Parking Lot)	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	5.2%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost estimate for 10' long 4' wide asphalt route.)	1	400	\$400
3	Garden Path Behind House	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	5.6% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure the accessible route is maintained in operable working condition. (Cost estimate for 60' long by 4' wide brick paver walkway.)	1	3440	\$3440
4	Garden East of Garage	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the garden east of the garage and to one bench in this area. (Cost estimate for 6' long 4' wide brick paver walkway.)	1	688	\$688
<b>Entrance</b>												
5	Main Entrance Hallway	1		Entrance	Main Entrance		Entrance not on an accessible route	-	The temporary ramp to the main entrance is not compliant for a level change that is greater than 8.5 inches. On occasions when the house is open to the public, IHCD recommends renting an accessible metal portable ramp with compliant handrails and landings and a running slope no greater than 8.33 percent.	1	-	\$0





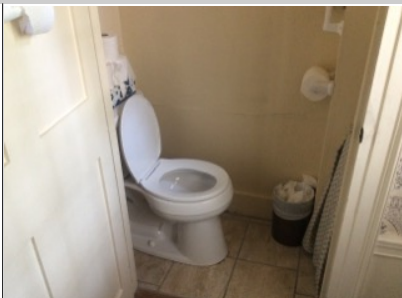
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	General Store Entrance	Ext.		Entrance	Secondary Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided Clear width at door is < 32"	- - 27.25"	Provide a directional sign indicating the location of the nearest accessible entrance. Alteration of the door width may not be feasible. Compliance with the requirements may threaten or destroy the historic significance of the building.	1	346	\$346
7	General Store Entrance	1		Entrance	Secondary Entrance		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
<b>Access to Goods and Services</b>												
<b>Means of Egress</b>												
8	Back Hallway Exit	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
9	General Store Exit to Concord Road	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
<b>Interior Access Route</b>												
10	Dining Room	1		Interior Access Route	N/A		Route < 36" wide	30.5"	Ensure that a clear width of 36" min. is maintained at the accessible route. Route is allowed to narrow to 32" wide min. for 24" of depth.	1	Labor	\$0




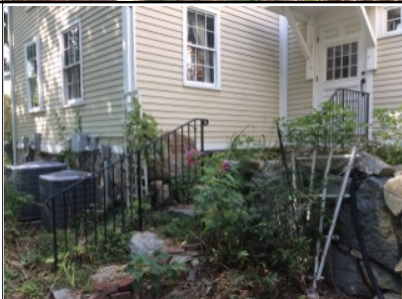

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Dining Room	1		Interior Access Route	N/A		Route < 36" wide	25.75"	Ensure that a clear width of 36" min. is maintained at the accessible route. Route is allowed to narrow to 32" wide min. for 24" of depth.	1	Labor	\$0
12	Dining Room - Route to Kitchen	1		Interior Access Route	N/A		Route < 36" wide	28.75"	Ensure that a clear width of 36" min. is maintained at the accessible route. Route is allowed to narrow to 32" wide min. for 24" of depth.	1	Labor	\$0
13	Doorway From Dining Room to Hallway	1		Interior Access Route	N/A		Obstructed by protruding objects	10.75"	Provide a cane-detectable barrier underneath the overhead cabinet.	1	306	\$306
14	Second Floor	2		Interior Access Route	N/A		Accessible route not provided	-	Provide a video of the rooms on the second floor or photographs to provide program accessibility.	1	-	\$0
<b>Doors, Doorways, &amp; Gates</b>												
15	Doorway From Living Room to Dining Room	1		Doors, Doorways, & Gates	Circulation		Clear width at door < 32" Threshold > 1/2" high	30.5" 1"	Provide offset hinges at door to provide 32" min. clear width. The historic hinges of these doors could be retained in storage. Alteration to the threshold may not be feasible. Compliance with the requirements may threaten or destroy the historic significance of the building. Provide a video of the rooms or photographs to provide program accessibility.	1	2232	\$2232



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Doorway From Dining Room to Kitchen	1		Doors, Doorways, & Gates	Circulation		Mat not securely attached	-	Secure the mat.	1	Labor	\$0
17	Living Room	1		Doors, Doorways, & Gates	Circulation		Threshold > 1/2" high	1"	Alteration may not be feasible. Compliance with the requirements may threaten or destroy the historic significance of the building. Provide a video of the rooms or photographs to provide program accessibility.	1	-	\$0
18	Emergency Egress From Back Hallway	1		Doors, Doorways, & Gates	Emergency Egress		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
<b>Service Counter</b>												
19	General Store	1		Service Counter	N/A		Counter > 36" high	39.25"	Provide another table that is 36" max. above the ground or finished floor.	1	500	\$500
<b>Toilet &amp; Bathing Rooms</b>												
<b>Overall Access</b>												
20	Toilet Room	1		Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or stalls not provided	- -	As toilet room was renovated in 1983, an accessible toilet room would have been required at the time as part of 521 CMR unless a variance was sought at the time. Recommend providing an accessible toilet room on this level if a toilet room is provided to the public.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Best Practice												
21	Garden Path Behind House and East of the Garage	1						-	Recommend providing a level clear floor space of 36" wide min. by 48" deep min. alongside one bench in each garden so that a wheelchair user can sit alongside a person seated on the bench.	2	-	\$0
22	Living Room	1						-	Recommend providing stanchions that stand out more from the background and are easier to see.	1	-	\$0
23	Garden Path Behind House	Ext.						-	Recommend locating sign regarding the Victorian kitchen garden on an accessible route.	1	-	\$0
24	Stairs Outside of Back Hallway Exit	Ext.						-	Stairs may be hazardous for users. Recommend renovating stairs.	1	-	\$0
25	General Store Entrance	Ext.						-	Recommend providing handrails on the stairs to the porch.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	General Store Entrance Door Stairs	Ext.						-	Risers and treads are different sizes. It may not be technically feasible to adjust risers or treads, however stairs may be hazardous for users. Recommend providing a railing on at least one side.	1	-	\$0
27	Driveway East of House	Ext.						-	Recommend providing a drop off area in the driveway and allowing visitors who are not able to walk from one of the Town Hall parking lots to park in the driveway.	1	-	\$0
28	Lower Town Hall Parking Lot	Ext.						-	Recommend providing a van accessible parking space in this lot as it is closer to the Hosmer House than the lot behind Town Hall.	1	-	\$0