

Loring Parsonage



Town of Sudbury ADA Transition Plan

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Institute for Human Centered Design

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Background

Year Built: 1720 Year Renovated: 2019

The Loring Parsonage is a two-story building located at 288 Old Sudbury Road. The facility is considered a historically significant building that is located within the Sudbury Center Historic District, which is listed on the National Register of Historic Places. Currently the Sudbury Historical Society is in the process of completing renovations to the facility in order to create a Sudbury History Center and Museum. In addition to the main entrance, there are three (3) inaccessible egress doors from the first floor. The southeast door to the front of the building remains locked and is not used by visitors. The southwest door to the front of the building is also closed to the public

The building has two (2) floors serviced by stairs and a platform lift. The first floor contains galleries, a welcome center, a gift shop and a single-user toilet room. Public areas on the second floor include a special collections library.

A parking lot is located north of the building. The lot is shared between the Parsonage, Town Hall, the Sudbury Foundation, a Presbyterian church and the Noyes School.

Key Accessibility Issues

Parking Lot

A van accessible space is not provided in the lot near the accessible entrance to the facility.

Egress Signage

Egress doors lack required signage with raised characters and braille. Accessible egress doors lack signage with an illuminated International Symbol of Accessibility (ISA) and inaccessible egress doors lack directional signage to the nearest accessible exit.

Interior Access Routes

Accessibility issues include circulation paths that have protruding objects, and a lack of vertical clearance along circulation routes due to low ceilings.

Doors, Doorways, and Gates

One door leading to the research room on the second floor lacks the required maneuvering clearance on the-pull side of the door, and a door leading from an exhibit space on the first floor lacks compliant door hardware and has a threshold that is higher than the maximum height allowed.

Platform Lift

Doors to the platform lift remain open for less than the minimum requirement of 20 seconds.

Service Counter

The service counter in the lobby lacks a lower accessible counter at 36" max. above the finished floor.

Additional Accessibility Issues

- The mat by the main entrance is not secured.
- The visual sign regarding fire precautions by the lift on the second floor is not mounted so that the baseline of the lowest character is 40" min. above the finished floor.
- The hook in the single-user toilet room on the first floor is located higher than allowed.

Order of Magnitude Cost Estimates

- Provide compliant egress and directional signage at exit doors: \$1,360
- Miscellaneous corrective actions (van accessible parking space, protruding objects, doors, service counter, etc.): \$3,142





Total: \$4,502

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.

- Relocate shelves to provide easier access to and clearance at the lift controls on the first floor.
- Recommend providing signage with raised characters and braille at all permanent rooms that lack signage including the door between Rooms 104 and 105.
- Recommend providing edge protection along open sides of the walkway to the main entrance.





**Town of Sudbury
Loring Parsonage**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Off-Street Parking Lot or Garage												
1	Parking Lot	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign does not have the designation "Van Accessible" Van space < 132" or <96" wide Access aisle not compliant	6 1 0 - - -	Provide at least one van accessible parking space for the facility. (Cost estimate includes "Van Accessible" sign and restriping.)	1	800	\$800
Entrance												
2	Lobby - Northeast Accessible Entrance	1		Entrance	Main Entrance		Mat not securely attached	-	Secure the mat.	1	Labor	\$0
Emergency Exit												
3	Stairwell - Exit to East Side of Building	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	2	232	\$464
4	Exhibit Space - Exit to West Side of Building	1	106	Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	2	232	\$464





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Vestibule - Northeast Accessible Entrance	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
Access to Goods and Services												
Interior Access Route												
6	Lobby - Northeast Door to Parking Lot	1		Interior Access Route	N/A		Obstructed by protruding objects	7.75"	Provide a cane-detectable barrier under the cabinet.	1	306	\$306
7	File Room - East Side of Building	2		Interior Access Route	N/A		Vertical clearance < 80" above finished floor	-	Provide ADA compliant double belt stanchions on each side of the route where the ceiling is less than 80" above the finished floor. Ensure that the lower horizontal belt of the stanchion is 27 inches maximum above the floor. (Cost estimate for 4 stanchions.)	4	93	\$372
Doors, Doorways, & Gates												
8	File Room to Research Room	2		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	Relocate storage to provide 18" clear on the latch side of the door and at sign.	1	Labor	\$0
9	Exhibit Space - Southwest Side of Building	1	106	Doors, Doorways, & Gates	Circulation		Threshold > 1/2" high Hardware not operable with a closed fist	1.25" -	Alter the threshold to be 1/2" high max. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	634	\$634

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Platform Lift or LULA Elevator												
10	Platform Lift, East Side of Building	1		Platform Lift or LULA Elevator	Interior		Doors remain open < 20 seconds	13 sec.	Adjust door opening speed.	1	Labor	\$0
11	Platform Lift, East Side of Building	2		Platform Lift or LULA Elevator	Interior		Doors remain open < 20 seconds	13 sec.	Adjust door opening speed.	1	Labor	\$0
Signage												
12	Platform Lift, East Side of Building	2		Signage	Informational		Visual characters < 40" above ground	-	Mount visual sign regarding fire precautions so that the baseline of the lowest character is 40" min. above the finished floor.	1	Labor	\$0
Service Counter												
13	Lobby - East Side of Building	1		Service Counter	N/A		Counter > 36" high	42"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880
Toilet & Bathing Rooms												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Single-User Toilet												
14	Toilet Room - North Side of Building	1	103	Single-User Toilet	N/A		Hook located > 48" high	53.5"	Locate hook no higher than 48" above the finished floor.	1	150	\$150
Best Practice												
15	Platform Lift, East Side of Building	1						-	Relocate shelves to provide easier access to and clearance at lift controls.	1	-	\$0
16	Exhibit Space - North Side of Building	1	104					-	Recommend providing signage with raised characters and braille at all permanent rooms including the door between Rooms 104 and 105.	1	-	\$0
17	Main Entrance - Route to Parking Lot	Ext						*	Recommend providing edge protection along open sides of walkway.	1	-	\$0