

Whitfield-Manjiro House



Town of Fairhaven ADA Transition Plan

July 2024



Institute for Human Centered Design

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Background

Year Built: 1840 Year Renovated: 2008

The Whitfield Manjiro House is located at 11 Cherry Street and is a three (3) story building. The building’s floors are connected by two (2) interior staircases.

The building has one (1) accessible entrance, which is accessed by the ramp on the east side of the building. There is one (1) inaccessible exit on the west side of the building.

Areas surveyed include the gift shop, classroom, kitchen, single-user toilet rooms and exhibits throughout the second and third floors.

Key Accessibility Issues

Exterior Routes

Accessibility issues include lamps acting as protruding objects, excessive cross slope, and lack of an accessible route to the accessible entrance.

Exterior Ramp

Accessibility issues at the exterior ramp include lack of compliant landing, a ramp width that is narrower than allowed, and lack of handrail extensions.

Vertical Circulation

Accessibility issues include lack of an accessible route to exhibits on the second and third floors. However, there is a large screened television in the first-floor gift shop that plays a virtual tour of the upper levels with captions in English and Japanese.

Exterior and Interior Stairs

Accessibility issues at exterior stair include lack of compliant handrails on both sides and lack of compliant handrail extension at the bottom of the stair.

Accessibility issues at interior stairs include lack of at least one handrail with a grippable profile between the first and the third floors in the west stair. Additionally, as the east staircase has

winder stairs, IHCD feels that they may be hazardous and recommends that the public use the west stair, rather than the east stair.

Signage

Accessibility issues include lack of directional sign at the inaccessible front entrance directing people to the back ramp, lack of a sign with the International Symbol of Accessibility (ISA) at the accessible entrance, lack of interior designation signs with raised characters and braille, lack of tactile signs (with braille and raised characters) at the emergency egresses, and lack of illuminated signs with the International Symbol of Accessibility (ISA) at the accessible emergency exit*.

***Note:** When the exit sign at the accessible egress doors is replaced, provide an illuminated exit sign with an illuminated International Symbol of Accessibility (ISA).

Interior Access Routes

Accessibility issues at interior access routes include lack of 36” clear width, mats not secured to the floor, and vertical clearance that is less than 80” above the finished floor.

Doors and Doorways

Accessibility issues include doors that lack maneuvering clearance, and doors with excessive thresholds.

Single-User Toilet Room

Accessibility issues at the single-user toilet room include lack of 60” min. clear at the toilet. Additional issues include plumbing underneath the lavatory that is exposed, a paper towel dispenser acting as a protruding object, a mirror above the lavatory that is mounted higher than 40”, and noncompliant side and rear grab bars.

Kitchen

IHCD was told the kitchen is used for cooking classes. The kitchen would need to go through a large-scale renovation in order to be fully compliant for public use. Until that time, ensure the kitchen itself is only used by staff and cooking steps such as assembly and mixing be done in the classroom.

Additional Accessibility Issues

- Service counter height higher than allowed.
- Lack of an accessible work surface.

Order of Magnitude Cost Estimates

- Renovate and provide signage (designation, directional):\$4,050
- Renovate toilet rooms: \$32,468
- Renovate doors: \$1,000
- Provide an accessible service counter: \$1,144
- Provide a compliant work surface: \$1,100
- Provide cane-detectable barriers: \$796






Total: \$40,558*

***Note:** IHCD is not providing costs for certain accessibility renovations, including outdoor areas, kitchen and stair and ramp handrails. Unit costs are provided for one instance of repetitive items (door thresholds).






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.




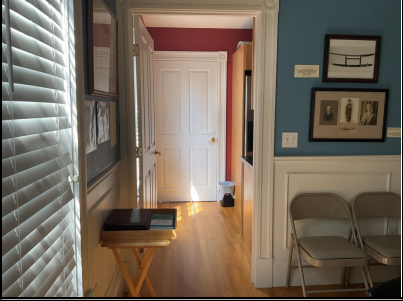

- Recommend providing visual contrast on all stair treads.
- Recommend providing a print out with photos and descriptions of the exhibit.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	West Side Entrance	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects	6.5"	Provide a cane-detectable barrier underneath the lamps.	2	398	\$796
											796	
2	West Side Entrance	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	4.4%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
3	North Side of House	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the accessible entrance from the sidewalk.	1	-	-
4	West Side Entrance	Ext.		Exterior Access Route	Exterior		Vertical clearance < 80" above ground	69"	Consider adding signage that says, "Low Headroom" or, "Low Ceiling".	1	450	\$450
											450	
Exterior Ramp												
5	East Side Entrance, Bottom Landing	Ext.		Exterior Ramp	N/A		Ramp < 48" wide Landing has a slope > 1:50 in either direction No top or bottom landing provided	41.5" 3.6% -	Rebuild the ramp to be 48" wide min. Alter so that the slope in all directions is no greater than 1:50 (2.00%) Provide landing at the top and bottom of ramp.	1	-	-




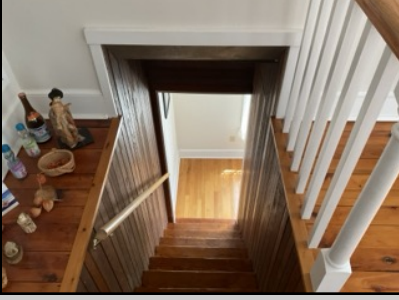

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	East Side Entrance, Top Landing	Ext.		Exterior Ramp	N/A		Handrails do not extend 12" past top & bottom	-	Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	1	-	-
7	East Side Entrance, Top Landing	Ext.		Exterior Ramp	N/A		Landing < 60" min. long	42.75"	Rebuild the ramp to provide a 60" min. deep landing.	1	-	-
8	East Side Entrance, Middle Landing	Ext.		Exterior Ramp	N/A		Landing not as wide as ramp	35"	Rebuild the ramp to ensure that the landing is as wide as the ramp.	1	-	-
Exterior Stair												
9	West Side Entrance	Ext.		Exterior Stair	N/A		Bottom handrail extends < 12" + one tread Cross section of handrail is not compliant Handrail not provided on both sides	<ul style="list-style-type: none">---	Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight. Provide handrails with 1 1/4" - 2" circular cross sections. Provide a handrail on each side.	1	<ul style="list-style-type: none">---	<ul style="list-style-type: none">---
Entrance												
10	West Side Entrance	Ext.		Entrance	Main Entrance		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	450	\$450
											450	



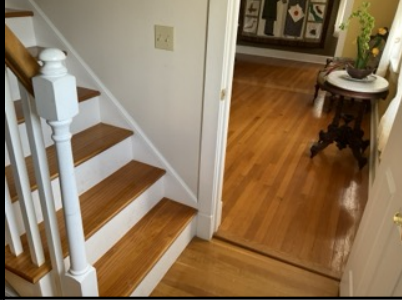
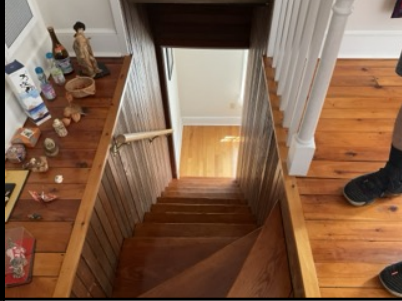

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	East Side Entrance	Ext.		Entrance	Secondary Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	450	\$450
Access to Goods and Services												
Means of Egress												
12	East Egress	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48" - 60" above the finished floor located on the latch side of the door. When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	250 -	\$250
Interior Access Route												
13	Classroom	1		Interior Access Route	N/A		Route < 36" wide	20"	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate chairs.	1	Labor	Labor
14	Kitchen	1		Interior Access Route	N/A		Route < 36" wide	25.5"	Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate the table.	1	Labor	Labor
15	Historical Kitchen	2		Interior Access Route	N/A		Obstructed by protruding objects	10.5"	Provide a cane-detectable barrier, such as a chair, underneath the overhanging portion. Barriers must have leading edges no higher than 27" so that they are within cane sweep. Barriers can include fixed planters, benches, and guardrails.	1	-	-






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation	
16	East Side	1		Interior Access Route	N/A		Surface not stable, firm, and slip-resistant	-	Secure mat to the floor. Recommendation applies to all mats.	1	Labor	Labor	
17	Manjiro's Bedroom	2		Interior Access Route	N/A		Vertical clearance < 80" above finished floor	68"	Provide a cane-detectable barrier, such as a piece of furniture, underneath the stair. Barriers must have leading edges no higher than 27" so that they are within cane sweep. Barriers can include fixed planters, benches, and guardrails. The existing chair in its current location is not sufficient.	1	-	-	
18	Guest Room	2		Interior Access Route	N/A		Vertical clearance < 80" above finished floor	65"	Consider adding signage that says, "Low Headroom" or, "Low Ceiling" or provide stanchions blocking off the side of the room where the vertical clearance is lower than 80" above the finished floor.	1	250	\$250	
											250		
19	East Staircase	3		Interior Access Route	N/A		Vertical clearance < 80" above finished floor	73"	Further study will be needed to determine whether it is technically feasible to bring the vertical clearance into full compliance with the ADA Standards. Consider adding signage that says, "Low Headroom" or, "Low Ceiling". In addition, as there are winder stairs present in this stairwell, we recommend that the west stair be used for house tours, rather than the east stairs.	1	250	\$250	
											250		
Doors, Doorways, & Gates													
20	Kitchen	1		Doors, Doorways, & Gates	N/A		Maneuvering clearance(s) not provided	-	Ensure the door is left open.	1	Labor	Labor	






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Kitchen	1		Doors, Doorways, & Gates	N/A		Maneuvering clearance(s) not provided	-	Ensure the door is left open.	1	Labor	Labor
22	Historical Kitchen	2		Doors, Doorways, & Gates	N/A		Threshold > 1/2" high	0.75"	Alter the threshold to be 1/2" high max. Recommendation applies to all thresholds exceeding 1/2". Unit cost is provided for one instance of this repetitive item.	1	1000	1000
Stairways												
23	West Staircase	2, 3		Stairways	Interior		Handrail height < 34" or > 38" Handrail not provided on both sides Bottom handrail extends < 12" and one tread Handrails lack a compliant cross section	40.75"	The main handrail on this stair does not have a grippable profile. Provide a compliant handrail on the wall side with a 1 1/4" to 2" circular cross section..	1	-	-
24	East Staircase	3		Stairways	Interior		Handrail not provided on both sides	-	Winder stairs may be hazardous for users. Recommend that the west staircase be used for house tours rather than the east stairs.	1	-	-
25	West Staircase	1		Stairways	Interior		Handrail not provided on both sides	-	The main handrail on this stair does not have a grippable profile. Provide a compliant handrail on the wall side with a 1 1/4" to 2" circular cross section..	1	-	-



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	East Staircase	2		Stairways	Interior		Handrail not provided on both sides Bottom handrail extends < 12" and one tread Handrails not continuous where required	- - -	Winder stairs may be hazardous for users. Recommend that the west staircase be used for house tours rather than the east stairs.	1	-	-
Signage												
27	Classroom	1		Signage	Designation		Signage is not provided	-	Locate compliant signage with raised characters and braille alongside the door on the latch side.	1	250	\$250
											250	
28	Kitchen	1		Signage	Designation		Signage is not provided	-	Locate compliant signage with raised characters and braille alongside the door on the latch side.	1	250	\$250
											250	
29	Kitchen	1		Signage	Designation		Signage is not provided	-	Locate compliant signage with raised characters and braille alongside the door on the latch side. Ensure a 18" min. by 18" min. clear floor space at the sign.	1	250	\$250
											250	
30	Single-User Toilet Room	2		Signage	Designation		Signage is not provided	-	Locate compliant signage with raised characters and braille alongside the door on the latch side.	1	250	\$250
											250	

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
31	Tatami Room	2		Signage	Designation		Signage is not provided	-	Locate compliant signage with raised characters and braille alongside the door on the latch side.	1	250	\$250
											250	
32	North Side of House	Ext.		Signage	Directional		Directional signage is not provided	-	Provide a directional sign with the International Symbol of Accessibility (ISA) indicating the location of the ramp.	1	450	\$450
											450	
33	Single-User Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign International Symbol of Acc. not provided	- - -	Provide text with raised characters duplicated in braille on the sign. Provide braille on the sign. Once the toilet is made fully accessible, replace the sign with a sign containing the International Symbol of Accessibility (ISA).	1	250	\$250
											250	
Service Counter												
34	Gift Shop	1		Service Counter	N/A		Counter > 36" high	37.5"	Provide a counter that is 36" max. above the finished floor.	1	1144	\$1144
											1144	
Dining or Work Surfaces												
35	Classroom	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	25"	Provide a work surface with 27" min. high knee and toe clearance.	1	1100	\$1100
											1100	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Kitchens and Kitchenettes												
36	Kitchen	1		Kitchens and Kitchenettes	N/A		Knee/toe clearance not provided at sink Sink > 34" high Countertop > 34" high Knee/toe clearance not provided at countertop Microwave controls > 48" Pass through kitchen < 40" between opposite sides	- 36" 36" - 64.5" 26"	IHCD was told the kitchen is used for cooking classes. The kitchen would need to go through a large scale renovation to be fully compliant for public use. Until that time, ensure the kitchen itself is only used by staff and that assembly/mixing be done in the classroom.	1	-	-
Toilet & Bathing Rooms												
Lavatory												
37	Single-User Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 52.5"	Insulate or otherwise configure pipes to prevent contact at the lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	150 Labor	\$150
											150	
Single-User Toilet												
38	Single-User Toilet Room	1		Single-User Toilet	N/A		Side grab bar < 54" from back wall Rear grab bar < 42" long (MAAB) Clearance at toilet < 60" clear width	39" - -	Renovate the toilet room to ensure that there is 60" wide min. clear floor space at the toilet.	1	31985	\$31985
											31985	
39	Single-User Toilet Room	1		Single-User Toilet	N/A		Clearance at toilet < 72" clear depth (MAAB)	8"	Remove and relocate the paper towel dispenser from the clear depth required at the toilet.	1	333	\$333
											333	
Best Practice												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
40	Gift Shop	1			N/A			-	Recommend having a printout with images and descriptions of the tour.	1	-	-
41	West Staircase	1							Recommend providing visual contrast on the stair treads. Recommendation applies to all stairs.	1	-	-