

Artist Shanties at Harbor Overlook



Town of Barnstable
ADA Transition Plan

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Institute for Human Centered Design

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Background

The Artist Shanties at Harbor Overlook are located at 51 Ocean Street in Hyannis at the corner of Ocean Street and South Street. The shanties are seasonal rented spaces that artists occupy to display and sell their work. The shanties are along a path that connects to the Hyannis Village Green with Barnstable Town Hall to the west and Main Street to the north.

There are three (3) entry points to the path where the shanties are located. There is one (1) accessible point of entry located on Ocean Street, and a second accessible point of entry on South Street. An additional entry point is also located on South Street, but is not accessible. Amenities around this area include five (5) shanties, a picnic area, benches a wayside near a sundial and a little library. Parking is available at the Town Hall Parking Lot and the at the parking lot located to the north of the Artist Shanties.

Key Accessibility Issues

- Some areas around the path have excessive change in level.
- Two of the shanties lack an accessible entrance.
- The picnic area lacks an accessible picnic table.
- The wayside near the sundial is not located on an accessible route.

Order of Magnitude Cost Estimates

- Miscellaneous corrective actions (accessible picnic table, etc.): \$1400

Total: \$1400

***Note:** Cost to correct the changes in level along the path is not included.






Cost to provide an accessible entrance to two of the shanties is not included.

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 adding contrasting strips at the edge of each step at the exterior stairs.
- Recommend providing a 36" by 48" clear floor space adjacent to the bench. Ensure shoulder alignment is provided.



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Pathway to Artist Shanties From Ocean Street	Ext		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	3%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0
2	Pathway Leading to Ocean Street	Ext		Exterior Access Route	Walkway		Level changes > 1/4"	1.75"	Alter change in level to be 1/4" high max. at Ocean street sidewalk.	1	-	\$0
3	Pathway Leading to South Street	Ext		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	-	\$0
4	Pathway Leading to South Street	Ext		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	See ID #3.	1	-	\$0
5	Sun Dial - Artist Shanties Pathway	Ext		Exterior Access Route	Walkway		Accessible route not provided	-	Locate wayside near the accessible route.	1	Labor	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Pathway to Hathaway's Shanty	Ext		Exterior Access Route	Walkway		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max. See ID #7.	1	-	\$0
Entrance												
7	Hathaway's Shanty	Ext		Entrance	Main Entrance		Entrance not on an accessible route	-	Ensure there is an accessible entrance to the shanty.	1	-	\$0
8	Kalmus Shanty	Ext.		Entrance	Main Entrance		Entrance not on an accessible route	-	Ensure there is an accessible entrance to the shanty.	1	-	\$0
Access to Goods and Services												
Picnic Tables												
9	Seating Area - Near Ocean Street	Ext		Picnic Tables	N/A		Number of seating spaces at picnic tables Toe or knee clearance at table not provided	3 -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath.	1	1400	\$1400
Best Practice												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Stairways												
10	Entrance to Artist Shanties on South Street	Ext		Stairways	N/A				Recommend adding contrasting strips at the edge of each step at the exterior stairs.	1	-	\$0
Benches												
11	Near Kalmus Shanty	Ext		Benches	N/A				Recommend providing a 36" by 48" clear floor space adjacent to the bench. Ensure shoulder alignment is provided.	1	-	\$0