



Public Forum #2 - Presentation

PUBLIC ENGAGEMENT

As Quail Hollow Park is a critical asset to the local community and has so many involved stakeholders and users, Stark Parks made a commitment to extensively engage the community and various stakeholders as well as Stark Parks staff to provide a well-rounded view of current needs and future desires. The Quail Hollow Volunteer Association and Herb Society provide programming at the park and significant manpower to maintain the property. The Cleveland Area Mountain Bike Association and the Ohio Horseman’s Council provide support to maintain the trails. Community institutions, adjacent land owners, descendants of the Stewart Family, and park enthusiasts together with the volunteer organizations, create a large stakeholder group with complex interests. Ensuring that stakeholders had meaningful opportunities to participate in the design process was critical for long-term commitment to support the park.

Public and stakeholder outreach was a consistent focus throughout the master planning process, from November 2016 through May 2017. The various forms of outreach included: an online and paper public survey, two interactive public forums, and multiple stakeholder and Stark Parks staff interviews. The following summarizes the major public outreach efforts discussed above.

Public Survey

The Design Team created a concise, two-page public survey that was distributed online via Stark Parks and various stakeholder websites as well as in paper format and distributed through the local community. The focus of the survey was to establish why existing users frequent the park, what improvements would make them increase their use of the park and which amenities would they like to see improved or added in the future. The survey ran from January 6th, 2017 until March 31st, 2017 and received 98 responses. The most eye-opening result of the survey was that about half of the respondents were from users outside of the immediate Hartville area. Responses came from all over Northeast Ohio including: Stark, Summit, Portage, Medina, and Cuyahoga Counties. This result reinforced that fact that this park is a regional draw for many and needs to be promoted as a regional asset in the future. Many of the outcomes from the survey mimicked the needs and desires expressed by stakeholders, Stark Parks staff and the public during the public forums. The results expressed the desire for natural exploration and historic preservation. Key takeaways from the public survey results are further detailed in this section. The Design Team used this feedback to help shape what amenities were included within the Quail Hollow Park Master Plan. The full results of the public survey can be found in Appendix B.

NEEDS ASSESSMENT

Quail Hollow Park Master Plan - Community Survey

Instructions: You are asked to participate in this survey to help guide Stark Parks develop a Master Plan that will enhance your experience at Quail Hollow Park. **Please return surveys to Stark Parks at 5300 Tyner St NW Canton, Ohio 44708, Attn: Mindy Christy or email to Stefanie Smith at ssmith@domokur.com.**

1. How often do you visit Quail Hollow Park?
☐ Once a week ☐ Once a month ☐ Once every couple months ☐ Once a year ☐ Never

2. Who do you bring with you to the park? (Check all that apply)
☐ Children ☐ Spouse/Significant Other ☐ Dog ☐ Friends ☐ I generally come alone

3. Why do you visit the park? (Check all that apply)

☐ Social Event (Xmas at the Hollow, etc.)
☐ Exercise/Jog/Walk
☐ Mountain Biking
☐ Horseback Riding
☐ Playground

☐ Group or Individual Tent Camping
☐ Large Group Events (Picnic, Reunion, etc.)
☐ Experience Nature
☐ Visit Nature Center
☐ Other: _____


4. Please rate the need for enhancing/adding the following amenities to Quail Hollow Park. Circle your choice from 1 (Not Needed) to 4 (Most Needed). Then rank your top **three** most needed amenities to the right.

	Not Needed		Most Needed		Top Priority
Bathrooms	1	2	3	4	_____
Children’s Play Equipment	1	2	3	4	_____
Community Garden	1	2	3	4	_____
Expanded Fishing Pond	1	2	3	4	_____
Group Camping (Primitive/tent)	1	2	3	4	_____
Handicapped Access	1	2	3	4	_____
Lighting	1	2	3	4	_____
Nature Center Improvements	1	2	3	4	_____
Park Cleanliness	1	2	3	4	_____
Parking	1	2	3	4	_____
Security	1	2	3	4	_____
Social Activities/Events	1	2	3	4	_____
Outdoor Shelter	1	2	3	4	_____
Trails (Walk, Mountain, Equestrian)	1	2	3	4	_____
Trailheads	1	2	3	4	_____
Trail Signage (Walk, Mountain, Equestrian)	1	2	3	4	_____
Update Manor House	1	2	3	4	_____




5. There are three homes within the park, the historic Manor House, Little House and Levitt House. The Little and Levitt homes currently sit empty. How could these homes be utilized in the future? (Check all that apply)

☐ Live-in Artist Residence
☐ Stark Park/Non-Profit Org. Offices
☐ Nature Center

☐ Rental Facility (Weddings/Events)
☐ Day Care Center
☐ Other: _____



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Community Survey

Quail Hollow Park Master Plan - Community Survey

6. Would you like to see a multi-purpose trail (walk/bike/run), similar to the Towpath Trail, added to the park?
☐ Yes ☐ No

7. Today vehicular access to the park is limited to one entrance/exit point on Congress Lake Road. Which of the improvements listed below do you believe would best improve park access?
☐ Additional entrance/exit Driveway to Duquette Avenue NE
☐ Additional entrance/exit Driveway to Swamp Street NE
☐ Trailheads with trail connections to park along perimeter roads (Pontius Road, Swamp Street NE, Duquette Avenue NE)
☐ Current Access is Adequate

8. If the existing group camp site at Quail Hollow was opened to primitive (tent) family camping, would you be interested in bringing your family to camp at Quail Hollow?
☐ Yes ☐ No ☐ N/A

9. Stark Parks is interested in expanding programming and social events at the park. What cultural and/or recreational programs interest you the most? (check all that apply)

☐ Arts and Music
☐ Farming
☐ Gardening
☐ Regional Heritage/History
☐ Seasonal Events (i.e. Halloween or Xmas)

☐ Environment/Nature Education
☐ Fitness Programs (i.e. 5k run/walk)
☐ Summer Day Camps
☐ Active Adult Programming
☐ Other: _____

10. What do you use as your primary source of information regarding Quail Hollow events?

☐ Word of Mouth
☐ Stark Parks Newsletter/Website
☐ I generally don’t receive information

☐ Social Media (Facebook, Twitter, etc.)
☐ Local Newspaper (Canton Rep., ABJ, etc.)
☐ Other: _____

11. Do you generally feel safe when visiting Quail Hollow? If no, please explain why not.
☐ Yes ☐ No, Explain: _____

12. Your gender: ☐ male ☐ female

13. Your age:

☐ 17 or younger ☐ 25-34 ☐ 45-54 ☐ 65-74


☐ 18-24 ☐ 35-44 ☐ 55-64 ☐ 75+

14. Where do you reside?




☐ Hartville ☐ Lake Township ☐ Marlboro Township ☐ Greentown

☐ Uniontown ☐ Suffield Township ☐ Randolph Township Other: _____

15. Other Comments: Please express any other thoughts or concerns you may have.



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Public Forum 1

January 10th, 2017: Carriage House – Quail Hollow Park

The first public forum was held on January 10th, 2017 at the Carriage House in Quail Hollow Park from 6:00 to 7:30 pm. The forum had 32 engaged participants, which was a great turnout considering the time of year and weather. Each had the opportunity to voice their opinions about the master plan by interacting with the project team and Stark Parks staff in various ways. The forum was conducted as an open house format that included a brief overview of the project followed by the public visiting five interactive stations: park theme, trails and connections, park amenities, programming, and building and infrastructure. Each station had members of the consultant team and Stark Parks staff present to answer questions and gather feedback. Comment cards were also distributed to the participants at each station so additional feedback could be gathered. The public had the opportunity to select their favorite park themes by placing stickers on themed boards, draw their ideas for additional hiking trails within the park on existing park maps, suggest additional programing ideas to Stark Parks programming staff, and to interactively vote on various park amenities ideas via a power point presentation.

The results of this meeting provided a plethora of information to aid the Design Team when developing master plan recommendations. The results from the park theme station expressed an overwhelming desire from the public to keep the park’s natural and historic preservation theme moving forward. These selected themes were in line with the desires of the stakeholders and Stark Parks staff as well.

Feedback from trail and connections table generally centered around two major topics: trail network preservation within Quail Hollow as well as signage and wayfinding issues along the existing trail network. Many people stated that they were frequent users of the parks trails and loved the natural aspects of the park. Some were interested in expanding hiking trails within the park and connecting those trails to the perimeter of the park, which does not exist today. The Design Team expressed the need for balance within the park between the various trail networks and environmentally sensitive areas, as the park is home to many unique habitats. Trail closures were suggested by the Design Team to the participants during the forum that would protect fragile habitat but also reduce wayfinding issues along the trails and most people were in agreement with the suggestions. The team also mentioned that trail signage and wayfinding upgrades were a top priority of Stark Parks.

Due to the size and number of existing amenities with Quail Hollow, the Design Team determined that the best way to gather feedback on future park amenities was to allow for interactive voting during the public forum. 32 people participated in the interactive poling and were shown their results in real time at the forum. Each participant was handed a remote controller and asked to vote on whether each amenity that was presented via a power point presentation was desired in the future or not. 14 questions were asked in total. The results to each is included in Appendix B.

The programming table was staffed by Stark Parks programming and ranger staff and was designed to allow participants to ask questions of the staff and allow for future programming suggestions at Quail Hollow. Many of the programming

suggestions centered around trails and outdoor exercise including: organized trail runs, exercise classes, and mountain bike rides. The complete list of programming suggestions is included in Appendix B.

The building and infrastructure table focused on the five existing buildings within the park, four of which are historic, and gathered the public’s thoughts as to what each of these buildings should be used for in the future. Overwhelmingly, the public desired that the Manor House remain historic and allow for more historic tours. The other homes (Levitt, Little, Carriage and Caretaker Homes) included a variety of suggestions from a bed and breakfast location to an artist retreat, rental space, or an artist workshop.



Public Forum #1 – Presentation



Public Forum #1 – Park Theme



Public Forum #1 – Interactive Voting Session



Public Forum #1 – Park Theme

Public Forum 2

April 12th, 2017: Lake High School Cafeteria
The second public forum was held on April 12th, 2017 at the Lake High School Cafeteria from 6:00 to 8:00pm. The forum had approximately 30 participants in attendance from in and around the greater Hartville area. This forum began with a 30-minute presentation to the public that detailed past public involvement results and the draft Quail Hollow Master Plan. Due to the various aspects and amenities within the park, as well as the many different users of the park, questions and comments were segregated into four breakout tables: park overview, focus areas, trails, and buildings tables.

The park overview table was meant to collect general park questions and comments about elements not focused on at other tables (group camping, observation decks, etc.). Focus areas were defined as two areas, one around the historic Manor House and the other around the pond. Both contain significant nodes of activity within the park. The trails table addressed proposed trails within the park and linking community assets to the park via on-street or trail connections. Finally, the buildings table focused on each of the five existing buildings within the park and detailed their proposed future uses.

Each table was staffed with both the Design Team and Stark Parks representatives and allowed the public a chance to ask questions and voice their opinions on specific topics of their interest. Comment cards were also handed out at the forum to allow for additional public comments.

Generally, feedback was positive. The public liked the natural theme of the plan and was happy with the preservation of the environment. The reconfiguration of the trail network within the park was generally seen as positive as well, in that it allowed for hikers to experience and explore more of the park. People liked the idea of a multipurpose trail that spans that park and connects to the park via the community connections posed at the forum. There was some concern over the width of some of the proposed trails and the proposed limestone material.

Regarding the future building uses, there was concern over the Caretaker House being renovated into public restrooms. Many people expressed that they would like to see the Caretakers House kept as is. But the public did like that the Manor House was being preserved and renovated for historic tours and that the Little House would be used as meeting space for the various volunteer organizations that support the park.



Stakeholder Engagement

Since Quail Hollow Park has so many different existing amenities and is such an asset to the local community, there is a broad list of stakeholder and users that frequent the park. Stark Parks wanted to engage these different groups to get an accurate representation of what the park is today and where the park should go in the future. Throughout the months of November and December 2016, the Design Team and Stark Parks reached out to various stakeholders over multiple meetings. Stakeholders included: The Village of Hartville, Lake Township, The Lake Township Chamber of Commerce, The Quail Hollow Volunteers Association, Ohio Horseman’s Council, the Cleveland Area Mountain Bike Association, additional trail user groups and descendents of the Stewart Family, the previous owners of the park. Each stakeholder group gave their input on current issues and desires within the park as well as future needs. Throughout all of the various meetings consistent themes and desires emerged.

Below is a word cloud hilighting some of the more consistent themes.



Stark Parks Staff Interviews

The Design Team led an open discussion with Stark Parks staff to try and determine what the staff’s needs and concerns with the current park and their desires for the park moving forward. The team interviewed staff from all sections of Stark Parks including: naturalists, operations and management, park rangers, education specialists, marketing, and volunteer outreach. The information gathered from this meeting was critical in determining the future needs of Quail Hollow Park. All comments and documentation from Public Forum 1, Public Forum 2 and Meeting notes from each of the stakeholder meetings can be found in Appendix B.

EXISTING CONDITIONS ANALYSIS

Before beginning the design process, the Design Team visited the site multiple times to inventory, take measurements, and photograph the buildings, site amenities, trails, and site characteristics. The analysis reflects comments collected during the Stakeholder Meetings, Public Engagement Process, and Project Team Meetings as well as observations by the Design Team.

The Site Analysis diagram provides an overview of the overall site and its existing conditions as they relate to future development and potential park themes.

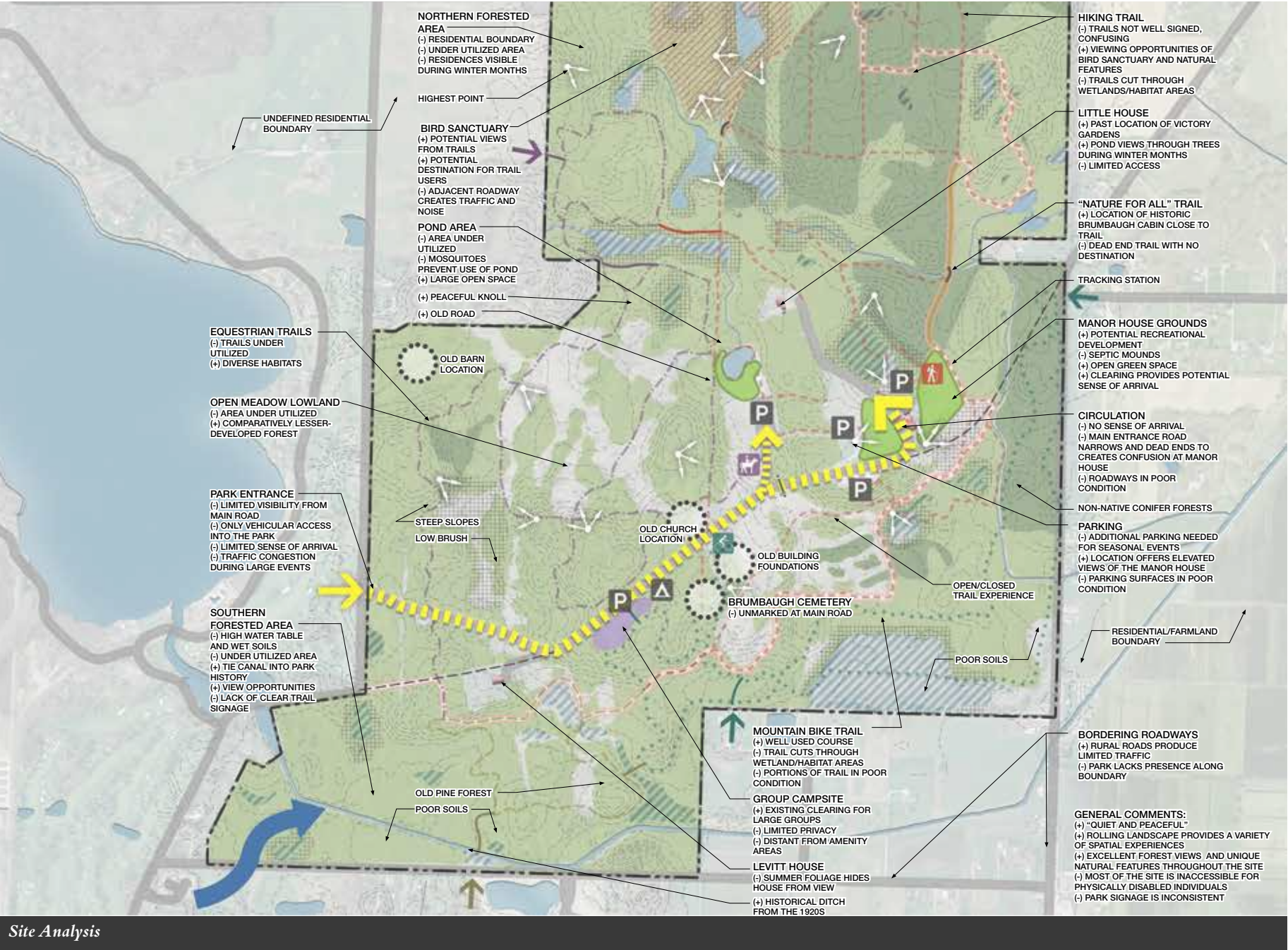
Site Organization

The park has two primary activity areas: the Manor House Area and the Pond Recreational Area. These areas are surrounded by a network of trails that serve a wide variety of users including walkers, trail runners, mountain bikers, and equestrians. While the park has a wide variety of historical, environmental, and recreational amenities to offer, many visitors are unaware of the opportunities.

Due to the rolling topography and forested areas, Quail Hollow accommodates a wide variety of activities that can function simultaneously without impeding one another. For example, a private event can be held at the Manor House while children play at the playground or mountain bikers skid along the single-track trails. On the other hand, this separation also isolates activity areas from one another, leaving most areas without a strong relationship to the rest of the park.

With the two primary activity areas unrelated to one another, the park struggles to create a clear identity. The park’s identity is divided between these two areas and further diluted by the additional park amenities and support areas. Without strong organizational principles and clear wayfinding, a sense of destination is missing.

Wayfinding is hindered by the roadway configurations and dispersed parking areas, limited views from the roadway to one’s destination, and a lack of clear and consistent signage. Due to the lack of wayfinding and multiple, unrelated amenities, it is unclear as to how one might proceed to best enjoy the area upon arrival at a primary activity area. For example, without knowing what the park has to offer, how should one approach the Manor House Area? Once within the area, how is it interpreted? How does a visitor understand how the Manor House Area might be enjoyed? The message today is ambiguous.



Park Amenities

While most park amenities are functional, many are inaccessible and fall short of the SCPD’s targeted standard of care. In a large part, this is simply due to the age of the park.

Behind the Manor House, a large sloped lawn extends behind the house into trees. This lawn provides open views from the house and offers an opportunity to host outdoor events. The adjacent rock garden and walls are currently being restored by the Quail Hollow Herbal Society. Once landscaped, they will add to the history setting of the Manor House. At the base of the hill, the croquet court was converted into an herb garden which is maintained by the Quail Hollow Herb Society. The gazebo and fire pit, both of which are in good condition, are located where the perennial garden use to be. The Manor House gardens are a popular location for visitors to rest and relax, take photographs, and perhaps enjoy a summer concert.

The existing pond at Quail Hollow is simply inadequate. It lacks aquatic life, the water quality appears poor and stagnate, and it does not fulfill the desires of park visitors as evident in the feedback received during the Master Plan process. The pond is fed by wetland areas and springs to the north and eventually drains to the southern wetlands. The shoreline does not support healthy, native vegetation, nor does it provide safe access to the water. The fishing pier is deteriorating and should be replaced.

Adjacent to the pond, open and shaded picnic areas provide overviews of the pond and are pleasant, but lack accessibility. The playground is outdated, does not meet current accessibility requirements, and should be replaced. The small, concrete basketball court is in fair condition, but is not used regularly.

The Group Camping Area accommodates approximately 30 campers and is conveniently located along the entrance drive. Grass parking, picnic tables, fire rings and a shed for fire wood are provided. Flat area is limited as most of the open area slopes from the west to the east. Privacy is limited due to the location. The closest restroom is the vault toilet at the Mountain Bike Trailhead which is approximately .25 miles down the road. Potable water is not available at the site, but could be accessed inside the Nature Center (.75 miles away).

Both the Brumbaugh Cemetery and the barn foundations are located south of the main entrance drive and hidden in the forest. Due to past vandalism, they are unmarked and somewhat difficult to find.

Access to public restrooms is a common issue across the park. Public access restrooms are limited to three, single fixture vault toilets – one at the Manor House Area, one at the Pond Area, and one at the Mountain Bike Trailhead. Two of these vaults are in fair condition, but lack full compliance with today’s accessibility requirements. The third is in poor condition and inaccessible.

Group gathering areas are limited. While there are pleasant places for informal picnics near the pond, behind the Manor House overlooking the lawn, and around the Manor House gazebo, these areas provide few tables and cannot accommodate large groups.

For more detailed analysis, refer to the Facility Inventory Sheets in Appendix B.



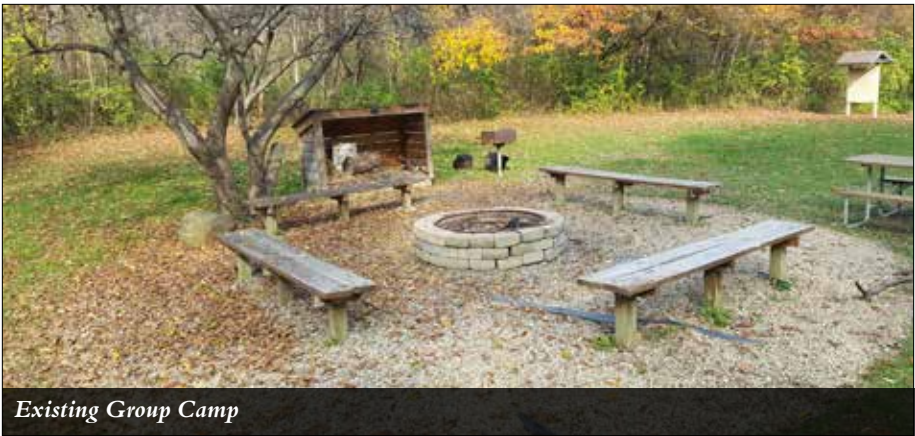
Existing Fire Circle



Existing Playground



Existing Gazebo



Existing Group Camp



Existing Trail Head

Buildings



Manor House

The Manor House is the main building of the Stewart estate and is a free adaptation of the Greek Revival style white frame building, common to Lake Township. The original Rubright farmhouse, “the red, white & blue house,” was incorporated into the present-day structure and features shuttered windows, arcaded porches, classical pilasters, and multi-lighted French doors.

The interior of the home brings to life the dwelling of three generations of the H.B. Stewart family. The main floor contains a paneled library, formal dining room with hand-painted murals, comfortable living room, butler’s kitchen, a screened porch, and two public restrooms. The basement contains the historic Rathskellar, entrance porch, fruit cellar, dark room, flower room, and prohibition-era wine cellar, in addition to the modern office suite and kitchenette located on the northern side of the building. The third floor housed the Stewart family’s sleeping quarters and contains six bedrooms, including one master bedroom, a sewing room and five baths.

The present-day Manor Home remains true to its 1930’s character. Nearly all of the original Stewart family living quarters, restrooms and living spaces remain as they once were. Many of these historic rooms, such as the Library, Dining Hall or Living Room are available to rent for meetings, weddings and group functions. On the main floor, there are two, single fixture restrooms that are available to the public during events. Self-guided tours are offered on Saturday and Sunday afternoons, during special events, or by appointment.



Carriage House

The Carriage House is located just north of the Caretaker’s house and Manor House. The architectural style aligns with that of the Manor House. Historically, the Stewart family used the building as an office, kennel, and garage for their carriages.

The main level of the Carriage house contains a large, open meeting room that is utilized as a Nature Center, an office, a single restroom, and support areas to care for the animals. The Nature Center offers programming for school groups, clubs, and individuals seeking an educational, hands-on experience. It houses live animals, nature displays, and an outdoor aviary that can be accessed behind the building on a lower level. The Nature Center is open Thursday, Friday, and Saturdays from 10 a.m. to 4 p.m., as well as Sunday afternoons, unless otherwise requested.

The lower level of the building now operates as a park maintenance facility that houses tools, machinery, and mechanical equipment. The upper level of the building houses the Stark Parks’ rangers’ offices and includes a kitchenette, and two flush restrooms. This space was formerly utilized as an employee apartment during ODNr’s management of the property.



Caretaker’s House

The Caretaker’s House (also known as the Guest House or Maid’s House), is located just north of the Manor House and was formerly utilized as the servant’s quarters. Its architectural style also aligns with that of the Manor House.

The Caretaker’s House is currently being utilized by the Quail Hollow Volunteers Association as the Quail’s Nest Gift Shop. The store contains an assortment of gifts, gardening items, postcards, mugs, toys, and nature-related products. The store accommodates three open retail areas and a single flush restroom. The shop operates on Sundays between 1 p.m. and 4 p.m.



Little House

The Little House is located at the northern portion of the park along the main entrance drive. In 1931, the home was given to Cate Seiberling as a gift, following her marriage to Harry Bartlett II (Bart). She bred dogs that were housed in kennels directly adjacent to the garage, and during the war, the flower gardens were converted into “victory gardens” where vegetables were grown as a means of survival. They lived in the home with their two children until the death of Harry Sr. in 1938, when they moved back into the Manor House to be close to Bart’s mother, Minnie.

During multiple occupancies over its lifetime as a rental house, the Little House has acquired various small renovations, but remains true to its original character. The house contains a three-season porch, living room, dining room, kitchen, mudroom, and pantry on the main level. The second level contains the master bedroom and bath, three additional bedrooms, and two bathrooms. The basement is partially daylit and provides open area that could be utilized for storage. The house presently sits vacant on the property.



Levitt House

The Levitt House is located at the entrance of the park and was historically occupied by the Allen family, who were relatives of the Stewarts. The home was built on an old foundation and was intended to accommodate the manager of the proposed, but never completed, golf course.

The main floor of the home contains dining and living spaces, also with multiple fireplaces, a kitchen, bedroom, bath, and sunroom. The basement includes a two-car garage, rec room and ample storage space and the upper level contains two bedrooms and a shared bath, as well as walk-in closets. During ODNr’s management, the home was utilized as a private residence, but now sits vacant on the property.

Building Code and Regulatory Assessments

Code review is a critical component of the Master Plan design process. There are several different governing bodies that regulate park design both directly, such as the Ohio Administrative Code’s Division of Parks and Recreation, and indirectly, such as the Lake Township zoning regulations. Codes applicable to the Master Plan level design have been researched and documented in the Appendix to verify that known requirements are reflected in both the design recommendations and in the Opinions of Probable Construction Cost.

As the Master Plan for the Quail Hollow Park contains both new elements and renovations to existing historic elements, careful consideration was taken in researching the building, zoning, and health codes that may or may not be required. In cases where the governing codes are either unclear or are anticipated to evolve in the near future, the Design Team has referenced the more definitive, and in some cases restrictive, guidelines to develop design recommendations. For example, the “Architectural Barriers Act Accessibility Guidelines; Outdoor Developed Areas” is currently required for federal projects and is anticipated for state and privately funded projects. Finally, where codes conflict, the most conservative approach has been recommended.

Building codes were developed to protect public health, safety, and general welfare as they relate to the construction and occupancy of buildings and structures. The 2011 Ohio Building Code (OBC) recognizes that a verbatim application of the code requirements for historic buildings would require significant alterations that would negatively impact the buildings’ historic character. As such, the OBC Chapter 34 – Existing Buildings provides a scoring system that can be utilized to balance non-conforming items with other requirements to meet the public health and safety requirements and still maintain the historic integrity of the buildings. Guidelines set forth by the Secretary of the Interior’s Standards for Rehabilitation (36 CFR 67) provide further recommendations for the restoration and rehabilitation of historic properties.

Treatment of Historic Properties

The Secretary of the Interior’s Standards of Treatment of Historic Properties will be utilized as a basis of design. The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect the historic fabric of the properties. Once a treatment approach is selected, the Standards provide philosophical consistency to the work. These Guidelines are advisory, not regulatory. The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

- The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance, and repair. It reflects a building’s continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- **Rehabilitation**, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character).
- **Restoration**, the third treatment, focuses on the retention of materials from the most significant time in a property’s history, while permitting the removal of materials from other periods.
- **Reconstruction**, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Source: National Park Service, U.S. Department of the Interior, Technical Preservation Services Standards: www.nps.gov/tps/standards.htm.

Recommended treatment approaches for Quail Hollow Park are based on the buildings’ historical significance, the description as documented by the application for the National Register of Historic Places, the physical condition of the buildings, and the proposed use.

The Manor House is the primary building on the estate. It is in fair condition with minimal alterations since the Stewart Family converted the original homestead to a country estate in the late 1920s. The building use is not expected to change and will be limited to historic tours, small group rentals, and occasional community events. Treatment should be guided by the Standards for Restoration and Guidelines for Restoring Historic Buildings. The Carriage House is also a secondary building that originally provided area for the Stewart Family for their carriage collection, dog kennels, offices, and small living area on the upper level. The building is in fair condition, but has been altered both inside and outside to accommodate the Nature Center, maintenance staff in the basement, and staff offices on the upper level. The plan proposes changing the use to provide a Welcome Center, a gathering room available for public use, and offices for Stark Parks staff. The exterior should be restored and interior renovation limited to greatest extent possible following the Standards for Rehabilitation and Guidelines for Rehabilitation.

The Caretaker’s House is a secondary building that originally provided living space for the family’s servants. The building is in fair condition. Alterations, such as removing the kitchen, have been made to accommodate the current use. Depending on final design decisions to be made during the Implementation Stage, this building may be utilized for historic tours or a public restroom. Interior walls should be maintained and the exterior should be restored to greatest extent possible following the Standards for Rehabilitation and Guidelines for Rehabilitation.

The Little House was a wedding present to Cate Stewart. The building is in fair condition and has been used as a rental residence. The proposed use as offices and meeting rooms will allow for the building to be restored per the Standards for Rehabilitation and Guidelines for Rehabilitation.

The site around each building is also important in defining the original historic character of the property. Landscaping, topography, viewsheds, and circulation will be retained. Modifications are recommended to ensure vehicular and pedestrian safety, accessibility, proper site drainage, and site usage. Treatment should be guided by the Standards for Rehabilitation and Guidelines for Rehabilitation.

Regardless of the treatment, code requirements need to be taken into consideration and should be designed to minimize material loss and visual change to the historic buildings.

Maintenance Recommendations

While the buildings at Quail Hollow are generally sound, many repairs and improvements are needed to stabilize the structures and prevent further deterioration. Recommendations address maintenance needs, alterations to meet current code requirements, and renovations to accommodate ongoing and proposed programming. The maintenance recommendations follow the guidelines set forth by the Secretary of the Interior’s Standards for Restoration and Rehabilitation (36 CFR 67). Per the descriptions provided by the National Register of Historic Places, the Manor House warrants Restoration while the Caretaker’s House, Carriage House, and the Little House warrant Rehabilitation. A summary of the recommendations is provided below with detailed recommendations for each building described within the Facility Inventory sheets.

Summary of Recommendations:

- Site: As areas around the buildings are important to the historic character of the site, recommendations focus on providing safe circulation paths for vehicles and pedestrians, accessible routes, and limited gathering spaces to accommodate wayfinding and Stark Parks programming.
- Exterior Building Envelope: Exterior repairs are needed to correct leaks, replace deteriorated materials, painted wood surfaces, and make some aesthetic improvements. Generally, they include waterproofing foundations, roof replacements, gutter replacement or repair, window replacements, repointing masonry, siding replacement or repair, etc... *Exterior repairs are a priority needed to stabilize the structure and prevent further decay.
- Interior: Interior work includes replacement or repair for all mechanical, electrical, and plumbing systems, repair or reconditioning of interior finishes, and renovations to accommodate proposed programming within the Carriage House and Caretaker’s House.
 - Public Health, Safety, and Welfare.
 - Per NPS recommendations, access to program areas includes, but is not limited to, new ramps, door hardware, and accessible restrooms. Where access cannot be provided without compromising the historic integrity of the building, such as second and third floors of the Manor House, interpretive signs and/or videos may be used to convey images and information for the inaccessible areas. At this point in time, none of the buildings nor restrooms meet current accessibility requirements.
 - Per the Ohio Building Code and the local Fire Department, life safety improvements will include, but not be limited to, the evaluation of egress routes and signage, alarm systems, and fire extinguishers.
 - The presence of Asbestos Containing Materials (ACM), Lead Based Paint (LBP), and Mold must be identified and remediated before any work can begin.

Inspection Report



13480 Congress Lake
Hartville, OH 44632

Prepared for: Ohio Department of Natural Resources
Prepared by: Apex Inspection Services, LLC
1700 West Market Street #112
Akron, OH 44313

Trails

One of Quail Hollow’s greatest assets are the numerous trails that run throughout the park boundaries. The trails grant easy access to the public and allow them to experience and explore nature, wildlife, and the various natural ecosystems within the park. The park is home to many different types of trails, including: a paved interpretive trail (“Nature for All” Trail), mountain biking, equestrian and hiking trails, and thus attracts many different trail users. The 1,440-mile Buckeye Trail also snakes through Quail Hollow Park entering off Congress Lake Road, running behind Manor House, northward along the paved “Nature for All” Trail and out of the park along Pontius Road. The trails are frequented year-round by naturalist, photographers, hikers, runners, mountain bikers, equestrian riders, and cross-country skiers. Due to the variety of and access to the trails, many trail advocacy groups also utilize Quail Hollow including: The Cleveland Area Mountain Bike Association (CAMBA), the Ohio Horsemen’s Council (OHC), and the Quail Hollow Volunteers Association Cross-County Ski Club.

The existing trails are an extremely important asset for the park. Throughout the numerous stakeholder and public meetings conducted by the Design Team, when stakeholders were asked, “*What is the first word that comes to mind when you think of Quail Hollow Park?*,” their most common answer was trails.

Equestrian Trail

The equestrian trail is 3.5 miles in length and is located at the western portion of the park. The trail begins at a trailhead just north of the entrance road, adjacent to the large parking lot and pond. Equestrians also have access to a shared use trail located in the southwest region of the park. This loop adds an additional mile of trail that is open to equestrians. The trails are used moderately by local equestrians and nature hikers.



Mountain Bike Trail

The mountain bike trail is 3.2 miles in length and is located at the southeastern portion of the park. The trail begins at a trailhead just south of the entrance road, adjacent to the cemetery and historic barn foundations. This trail is used frequently by mountain bike riders and occasionally shared with hikers.



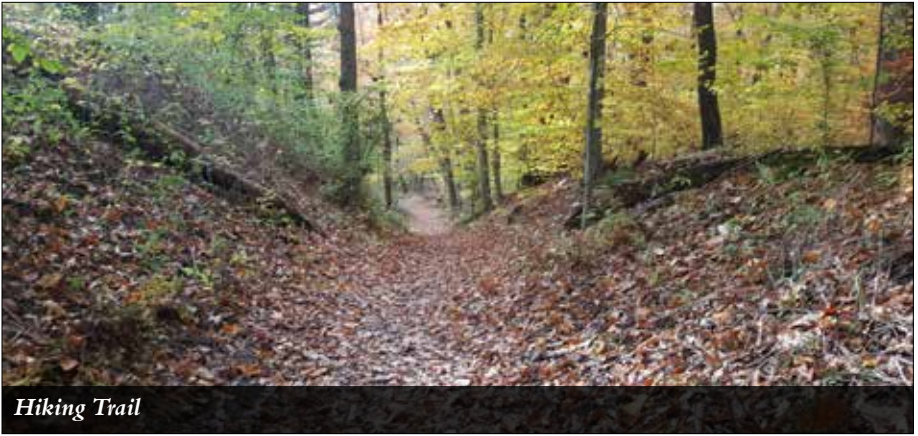
Interpretive Hiking Trail

The interpretive trail, also known as the “Nature for All” trail is .25 miles in length and is located north of the Manor House. Designed for visitors with physical challenges, this trail is an accessible, paved trail with interpretive and braille signage. An audio recording and brochures are also available to accompany the signage. This trail is heavily used by walkers, runners, families, and nature lovers.



Natural Hiking Trails

The hiking trail network begins at the east interpretive trail as well as the west, hillside parking lot and pond area. It contains a total of six-miles of trails that pass by the pond, bird sanctuary and various other natural features. The Buckeye Trail weaves throughout these trails as shown on the existing trails map. These trails are moderately used by walkers and nature hikers.



Existing Deficiencies

Though the trails are a wonderful asset, there are some deficiencies with the trails that were identified by the Design Team, Stark Parks staff and various stakeholders throughout the needs assessment.

Limited and/or Confusing Signage: There were many complaints during the stakeholder interview process regarding people getting lost within the park or that the signage was confusing. Existing signage is limited on most of the trails within the park and not up to Stark Parks design standards. Users were often confused as to what trail they were on and some could not find trails they were looking for. To compound the confusion, there are vague park maps at the trailheads that do not fully represent the trails that exist today.

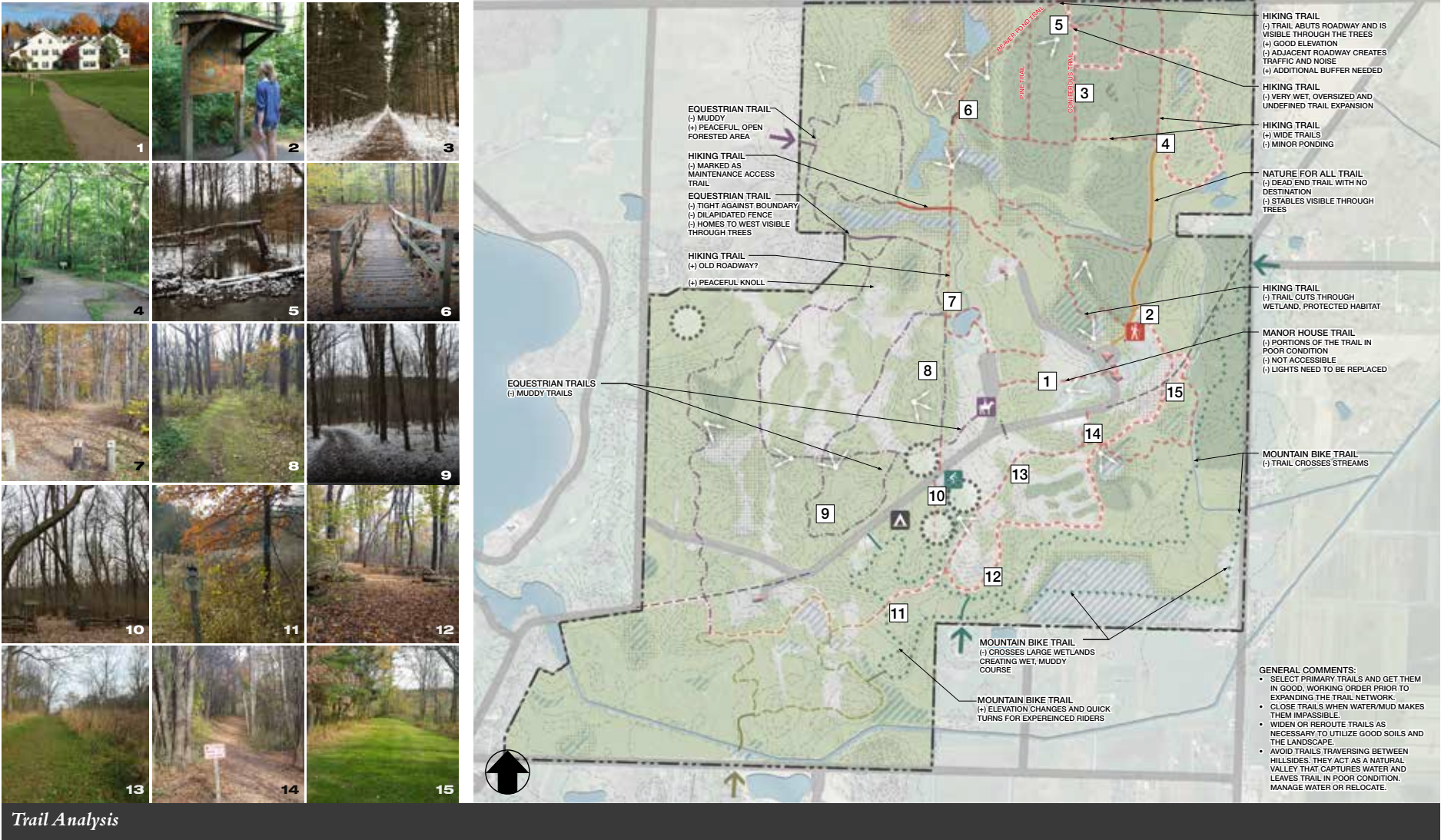
Excessive Number of Trails: Quail Hollow has many looping hiking trails, particularly in the northeastern park of the park that confuse users. Many are “man-made” foot trails that are not documented as official park trails. These trails are not signed and are generally not well maintained. Not only do these trails confuse, they have negatively impact many of the unique natural ecosystems within the park.

Trail Surface Conditions: In general, during the winter and spring, the trail surfaces deteriorate due to wet conditions. This is a significant problem for all trail types at the park. When the surfaces start to erode, compact, or collect water, trail users will sidestep the poor surface which eventually results in widening the trail and exasperating the problem at hand.

All trails benefit from routine maintenance. A trail assessment and repair worksheet should be created to identify maintenance projects, their locations, the nature of the problems, and a strategy for resolving each situation. Strategies to address poor trail surfaces may include regrading trails to maintain an adequate outslope, adding knicks or grade reversals, armoring trails with rock, adding culverts or bridges, or rerouting and reclaiming the damaged trails.

Trailheads: There are three existing trailheads within the park: one along the main entrance drive, one at the pond and playground parking lot and another just north of the Carriage House. These trailheads generally lack: appropriate signage and mapping, adequate parking (notably at the mountain bike trailhead and areas designated for equestrian parking), and adequate restroom facilities (current facilities consist of vault toilets that should be replaced as part of the Master Plan). Potable water is not available with the exception of faucets located within the Manor House and Nature Center buildings.

Exterior Connections: Although Quail Hollow Park is directly adjacent to the Village of Hartville and is surrounded by two lane roadways, the park is isolated. Particularly, in terms of trail connections. There is only one way into or out of the park and that is along the main entrance drive along Congress Lake Road. All trails within in the park are internal to the park and do not connect to the perimeter. The lack of trail connections, makes it difficult for all users to readily access the park.



Park Environment

Habitat

Quail Hollow is composed of coniferous forest, deciduous forest, grasslands/prairies, wetland, and vernal pools. Many of the vernal pools and wetlands areas are remnants of the glaciation which occurred over 10,000 years ago. As the glacier retreated, large pieces of ice would break off in depressions made by the glacier and melt creating these unique vernal pool and/or wetland areas. Walnut, hickory, and oaks woodlands dominant the deciduous forest while the coniferous forest is composed of white pines that were plants to replace old agriculture fields.

Topography

In addition to hydrologic features, the St. Lawrence Divide led to the unique topographic features that exist on-site today. Quail Hollow’s terrain varies from flat, open, green space, to rolling hills, valleys, and ravines that offer forested views of the park’s various natural elements. Although a detailed survey was not included as part of the Master Plan process, the topography information gathered by the Design Team was valuable in analyzing both existing conditions and proposed site elements.

Hydrology

Quail Hollow is separated by a hydrological feature known as the St. Lawrence Divide which separates the Great Lakes Basin from the rest of the Atlantic Ocean. This divide was created over 10,000 years ago during the movement of a glacier moving north towards Lake Erie. Wetlands and vernal pools can be found throughout the Quail Hollow area due to this glaciation. In general, water flows from the northern portion of the site to the south.





Roadways

Quail Hollow is fortunate to have existing roadways on all four sides of the Park; Pontius Street NE along the north, Duquette Avenue NE along the east, Congress Lake Avenue NE along the west and Swamp Street NE along the south. However, the only entrance to Quail Hollow is located off Congress Lake Avenue NE which is a winding road that serves primarily residential traffic.

The entrance drive itself is asphalt and approximately 23 feet wide up to an existing “Y” in the road. Following the “Y” to the left is a drive that leads to the parking lot serving the pond and playground area. The drive is asphalt and it begins at a width of 23 feet that narrows to 20 feet at the very north end. Following the “Y” to the right is an asphalt roadway that is approximately 17 feet as it traverses to the Manor House complex. The asphalt roadway eventually narrows to 15 feet wide in front of the Carriage House. Regardless of width, each of these roads accommodates two-way vehicular traffic.



Just past the Carriage House there is a single lane limestone gravel drive approximately 12 feet wide that leads to the Little House. The Levitt House is accessed by a combination gravel and hardened surface material. As both buildings were historically used as private residences, the driveways are single lane and residential in nature.

Parking lots are dispersed throughout the site to serve each of the primary activity areas. In general, the number of parking spaces is adequate. Additional spaces are only required for special events such as Christmas at the Hollow.



The pond, playground area, and equestrian trailhead parking area provides an asphalt loop for cars to safely enter and exit the lot. Equestrian trailer parking is undefined and generally occurs along the grass shoulder of the drive.



The Manor House area is served by three parking areas: a limestone gravel parking lot located just west of the Great Lawn serves as the primary lot, a second limestone gravel parking lot located south of the primary lot that also serves as trailhead parking, and a small asphalt parking lot just north and east of the Carriage House. The small parking lot provides handicap accessible parking, parking for the Stark County Park Rangers, and small event parking for the Manor House area.

The overall condition of the limestone gravel driveway to the Little House, the two limestone gravel parking lots, and the gravel/hardened surface for the Levitt House all appear to be satisfactory with little to no rutting, bare spots or other indications of excessive wear and tear in need of immediate maintenance. The asphalt parking lots are in generally good condition. However, they appear to be near the end of their useful life as there are visual surface cracks and alligator cracking that are indicative of long term weathering of the surface course. There are some areas in need of repair that were visually noted during initial review, but the repair areas appear to be primarily surface degradation and not a structural issue.

The asphalt roadways appear to be near the end of their useful life and have possibly moved beyond just replacing the surface course. The pavement is showing signs of both surface degradation but what appears to be structural issues that will likely require some full depth repairs prior to resurfacing. A more in depth investigation of the pavement condition through the use of pavement cores is recommended to provide the required information to address the current roadway conditions.

Utilities

Sanitary System

Currently there are two known on-site wastewater treatment systems, one serving the Manor House area (Manor House, Caretaker’s House, and Carriage House) and another serving the Little House. While there were no records provided or known to exist when we contacted the Stark County Health Department (SCHD), it is anticipated that there is an existing on-site wastewater treatment system that serves the Levitt House.

The Manor House area on-site wastewater treatment is provided by a Mound System. Sewage from the Manor House, Caretaker’s House and Carriage House flow to a pump station located west of the Carriage House. From the pump station, sewage is pumped up to the Mound System for on-site treatment. The Mound System was proposed in 2003 and subsequently approved by the Ohio Environmental Protection Agency. Based on information provided by the SCHD, there are have been no known or reported instances of violations or problems with the Mound System.

The Little House is served by a system installed in 1991. The on-site wastewater treatment includes a home aeration biological system with the discharge to a nearby stream. Based on visual observation it is anticipated that the Levitt House is served by a conventional on-site wastewater treatment system consisting of a septic tank and traditional absorption (leach) field. Based on information provided by the SCHD, there are have been no known or reported instances of violations or problems with either on-site wastewater treatment system serving the Little House or the Levitt House.

Water System

There is currently a single water well serving the Manor House area (the Manor House, Caretaker’s House, and Carriage House). The water is pumped from the well to the Carriage House, where the well water undergoes a series of treatment processes including filtration, softening and chlorination before the water is stored in pressure tanks for use upon demand. The water is tested and there have been no violations or any indications of water quality issues.

While no records were found regarding water service for the Little House and Levitt House, the assumption is that both Houses are served with their own individual water wells. As with the Manor House complex, there are no known water quality issues with the water wells serving the two structures.

Fuel System

Heating for the five buildings at Quail Hollow is provided through the use of propane fuel. There are propane tanks for each facility at Quail Hollow and there have been no known issues or concerns with the current furnaces used to provide heat for the buildings.

Electrical System

For electrical service, Quail Hollow is served by Ohio Edison, a division of First Energy. Based on conversations with Stark County Park Staff and the various stakeholders interviewed during the Master Plan process, there have been no issues or complaints on the reliability of the service either within individual buildings or within the entire park.



Existing Park Utilities



Existing Park Utilities





Existing Park Utilities

FACILITY INVENTORY AND ANALYSIS

The Facility Inventory includes an overview assessment and rating for each existing building, site amenity, and proposed element within the park. The inventories reflect the existing conditions analysis as well as comments collected during the Stakeholder Meetings, Public Engagement Process, and Project Team Meetings. The ratings establish objective measures that helped inform project prioritization and the implementation strategy. Objectives included stakeholder and park priorities, historic value, condition of the amenity, accessibility, and potential cost. The full Facility Inventory reports and the Benefit Analysis are included in the Appendix

MANOR HOUSE - EXTERIOR



Description: The former H.B. Stewart family home, located at the heart of the park, adjacent to the Store and Carriage House. The house is an adaptation of the Greek Revival style, featuring corner pilasters and heavy entablatures with gable-end returns.

Opportunities:

- + Restore the manor to reflect the character of the 1930s.

Constraints:




- Ongoing maintenance will be required

Assessment:

- The existing brick foundation walls should be re-pointed where necessary after visual inspection. Mortar color and strength need to conform to the existing mortar beds to ensure no cracking occurs.
- Where brick needs to be replaced, brick units need to match existing in color, size and texture.
- Other brick elements, such as fireplace chimneys to be repointed or replaced as necessary and consistent with methodologies for all other brick.
- Careful visual inspection of the exterior wood siding will determine if repair or replacement is necessary. Repair should be limited to cracks, limited deterioration and holes. Water damage should be carefully cut out and replaced. If replacement is required, the new siding needs to match the existing in material, profile, dimensions, texture and color.
- Window replacement can be considered on two levels: Windows on the main elevation of the structure will be replaced with historically correct windows that match existing in every aspect. Windows on all other elevations should match the existing windows in style, but do not need to be exact matches.
- Repair existing shutters where possible. If replacement is necessary, they are to match existing in size, style, material and color. Confirm if all window locations had shutters.
- Although it appears that the current roof is not the original historic roof, any roof repair and/ or partial replacement should be considered in a way to maintain a consistent appearance. If wholesale replace of the roof is considered, additional research should be conducted to help determine the original roof material and color.
- Repair and/or replace existing gutters and downspouts where required. Any new gutter or downspout to match existing in shape, size and material.
- Exterior fire stair is not historic, but may be required per the local fire department.




Assessment Attributes:

- Safety & Access - Most exterior building spaces lack ADA accessibility.
- Quality - Exterior improvement required to avoid structural degradation in the future.
- Usable - Exterior is functional, but will require ongoing maintenance.
- Historical Value - The Manor House is essential to the park's history.




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HERB GARDEN



Description: The Herb Garden is located behind the Manor House, adjacent to the rock garden, gazebo and group fire pit.

Opportunities:


- + Allow public participation in maintaining and harvesting crops from the gardens.
- + Utilize crops in harvest/garden shows and farmer's markets on-site.
- + Host cooking/art/gardening workshops in the garden.
- + Possible location for outdoor wedding ceremonies.
- + Implement interpretive signage.

Constraints:

- Though it is loved by many, the herb garden is not a historic feature.
- The public has not always been respectful of the gardens in the past.

Assessment:

- Safety & Access - The garden was not designed to meet accessibility guidelines.
- Quality - The herb garden is in good condition, but will require minimal work to restore the plantings to their original state.
- Usable - The garden contains minimal barriers for use.
- Historical Value - Although the garden is not actually a historic feature, it is perceived with moderate historic importance by stakeholders and the surrounding community.



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