



**Agenda Item No: 5**

**Historic Preservation Commission  
Agenda Supplement**

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- Meeting Date:** July 8, 2021
- Request:** Historic Landmark Designation
- Location:** Main Beach Building  
300 Lake Shore Drive
- Petitioner:** Jason Herbster, Executive Director Crystal Lake Park District
- Action:**
1. Vote to recommend the landmark designation
  2. Continue the item
  3. Vote to not recommend the landmark designation
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**Background:**

- The Crystal Lake Park District is celebrating its 100-year anniversary
- Constructed in 1926 to provide services to beach-goers, the Main Beach building is one of the most iconic structures in Crystal Lake
- The building is a great example of Mission style architecture with the brick façade and clay tile roof. It also has distinctive arched windows.

**Landmark Criteria:**

1. It is located within the corporate boundaries of the City of Crystal Lake; and  
 *Meets*       *Does not meet*
2. It is over 50 years old, in whole or in part; and  
 *Meets*       *Does not meet*
3. One or more of the following conditions exist:
  - A. General consideration.
    1. It has significant character, interest, or value as part of the historic, cultural, aesthetic, or architectural characteristics of the City, the State of Illinois, or the United States;  
 *Meets*       *Does not meet*       *N/A*
    2. It is closely identified with a person or persons who significantly contributed to the culture or development of the City, the State of Illinois, or the United States;  
 *Meets*       *Does not meet*       *N/A*

3. It involves the notable efforts of or is the only example of work by a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the City, the State of Illinois, or the United States;  
 *Meets*             *Does not meet*             *N/A*
4. It has a unique location or single physical characteristic(s) that make it an established or familiar visual feature;  
 *Meets*             *Does not meet*             *N/A*
5. Activities associated with it make it a current or former focal point of reference in the City;  
 *Meets*             *Does not meet*             *N/A*
6. It is of a type associated with a use once common but now rare, or is a particularly fine or unique example of a utilitarian structure and possesses a high level of integrity or architectural significance;  
 *Meets*             *Does not meet*             *N/A*
7. It is an area that has yielded or is likely to yield historically significant information or even prehistoric data;  
 *Meets*             *Does not meet*             *N/A*

B. Architectural Significance.

1. It represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials;  
 *Meets*             *Does not meet*             *N/A*
2. It embodies elements of design, detail, material, or craftsmanship of exceptional quality;  
 *Meets*             *Does not meet*             *N/A*
3. It exemplifies a particular architectural style in terms of detail, material, and workmanship, and has undergone little or no alteration since its original construction or has been properly restored;  
 *Meets*             *Does not meet*             *N/A*
4. It is one of the few remaining examples of a particular architectural style and has undergone little or no alterations since its original construction or has been properly restored;  
 *Meets*             *Does not meet*             *N/A*
5. It is or is part of a contiguous grouping that has a sense of cohesiveness expressed through a similarity of style, characteristics, time period, type of property, method of construction or use of indigenous materials and accents the architectural significance of an area;  
 *Meets*             *Does not meet*             *N/A*
6. The detail, material and workmanship of the structure, building, object, or site can be valued in and of themselves as reflective of or similar to those of the majority of the visual elements in the area;  
 *Meets*             *Does not meet*             *N/A*

C. Historical Significance.

1. It is an exceptional example of an historic or vernacular style or is one of the few such remaining properties of its kind in the City;

*Meets*                       *Does not meet*                       *N/A*

2. It is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic or cultural events of the City of Crystal Lake, State of Illinois, or the United States;

*Meets*                       *Does not meet*                       *N/A*

3. It is associated with a notable historic event;

*Meets*                       *Does not meet*                       *N/A*

4. It is associated with an antiquated use due to technological or social advances;

*Meets*                       *Does not meet*                       *N/A*

5. It is a monument to or a cemetery of an historic person or persons.

*Meets*                       *Does not meet*                       *N/A*

- Should the Historic Preservation Commission find that the structure meets the criteria for landmark designation, they shall make a motion stating such recommendation to the City Council.



May 27, 2021

City of Crystal Lake  
Historic Preservation Committee  
100 W. Woodstock Street  
Crystal Lake, IL 60014

RE: Landmark Designation – Crystal Lake Park District Main Beach Building

Dear Historic Preservation Committee,

Please accept the attached application and supporting materials for Landmark Designation of the Crystal Lake Park District's Main Beach Building. Please let us know if any additional items are needed for the process to move forward.

The Crystal Lake Park District is celebrating its 100 year anniversary this year and bestowing this designation on the first building constructed in the Park District would be an honor. The yearlong anniversary celebration will culminate with a party at the Main Beach building in November of 2021 with the program that evening announcing the Historic Landmark status if we are able to receive that prestigious honor from the Historic Preservation Committee.

We look forward to working through this process with the Historic Preservation Committee. Thank you!

Sincerely,

Jason Herbster, CPRP  
Executive Director

PROJECT NUMBER: \_\_\_\_\_

CITY OF CRYSTAL LAKE  
LANDMARK DESIGNATION  
APPLICATION

Please type or print legibly

PROJECT TITLE: Crystal Lake Park District Main Beach Building

PERSON(S) OR GROUP PROPOSING DESIGNATION:

NAME: Crystal Lake Park District (Jason Herbster/Ann Viger)

ADDRESS: 1 E. Crystal Lake Avenue  
Crystal Lake, IL 60014

PHONE: (815) 459-0680

OWNER(S) OF PROPERTY(S) PROPOSED FOR DESIGNATION (as shown on the tax assessor's rolls):

NAME: Crystal Lake Park District

ADDRESS: 1 E. Crystal Lake Avenue  
Crystal Lake, IL 60014

INDICATE OWNER(S) CONSENT TO PROPOSED DESIGNATION:

YES       NO       UNKNOWN

ADDRESSES & PROPERTY INDEX NUMBERS (attach legal description): \_\_\_\_\_

300 Lake Shore Drive, Crystal Lake, IL 60014  
19-06-401-054

ATTACH A WRITTEN STATEMENT DESCRIBING THE AREA AND PROPERTY(S) AND REASONS IN SUPPORT OF THE PROPOSED DESIGNATION AS STATED IN THE CRITERIA FOR DESIGNATION AS A HISTORIC LANDMARK@ (ATTACH DOCUMENTATION)

PLEASE PROVIDE A LIST OF SIGNIFICANT EXTERIOR ARCHITECTURAL FEATURES AND/OR OBJECTS THAT SHOULD BE PROTECTED:

Arch Windows, Clay Tile Roof, Brick Facade



### Written Statement

The property at Main Beach is the reason the Crystal Lake Park District was formed in 1921. The Main Beach Building has been a fixture at Main Beach since it was originally constructed in 1926. As the Crystal Lake Park District celebrates its 100 year Anniversary on November 19, 2021, designating the Main Beach Building as a Historic Landmark seems appropriate at this time.

Perhaps the best reason to place Historic Landmark status upon the Main Beach Building is because it is identifiable by most residents in the community. With Crystal Lake the focal point of the community, the building at Main Beach is known as a backdrop of the lake. The building provides many services to the residents including the bath house of the beach in the summer, space for numerous programs throughout the year and a highly sought after rental venue for special occasions. It once served as the Administration headquarters for the Crystal Lake Park District and the only gymnasium in town.

At the time of construction, the Main Beach building was one of very few structures on the lake. In addition, it was the only public facility of its kind for many years in the area. The unique shaped windows and mission style roof provide an impressive view from the lake and have never been altered with the exception of required maintenance.



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Parcel Number	Township	Tax Code	Tax Status	Property Class	Assessed Value	Tax Rate	Total Tax	Owner	Mail to Address	Mail to City	Site Address Street	Site Address City	Parcel Area	Tapestry
19-06-401-054	ALGONQUIN TWP	19002	E	0090 - Tax Exempt	\$0.00	9.783145	Null	CRYSTAL LK PARK DIST	1 E CRYSTAL LAKE AVE	CRYSTAL LAKE, IL 60014	LAKESHORE DR	CRYSTAL LAKE, IL	990031.51	https://tapestry.fidlar.com/Tapestry2/LinkToTapestry.aspx?Count=McHenry&State=IL&ParcelNum=19-06-401-054







# THE BATH HOUSE



Frederick Stanton  
Architect



## 1920s

The original building was constructed in 1926 and was designed by architect Frederick Stanton. Construction cost \$40,000 and as reported in the *Crystal Lake Herald*, "Crystal Lake has taken the lead in erecting a building of this sort as it is the only place anywhere near here where such a building will be found for the use of the public." In addition to the large center portion of the building, two concession stands were built at each end. Mission-style roof tiles and the light buff brick color provided an impressive appearance from the lake.



## 1960s

Over the decades, improvements were made to the building including the addition of Park District offices, basketball hoops and concessions. Fitness classes and special events were, and remain, popular programs in the main room.



## 1990s

After Park District staff outgrew the office space and relocated to downtown Crystal Lake, it was clear a major renovation was needed. In 1996, the public approved a \$1.5 million project that tore down and rebuilt both ends of the building. The windows and roof were returned to their historic original designs.



## 2010s

In 2016, the recreation room was remodeled again and included air conditioning after 90 years! Programs and special events still continue in the main room. Many residents now rent this iconic building for special occasions as it was an instrumental part of their childhood Park District memories.



PHOTO CREDITS:  
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SARAH THORNTON  
WEITH MEDIA LLC