



Chapter nine

Historic Preservation

Introduction

In 1840, the Village of Crystal Lake was officially platted by Beman Crandall, Christopher Walkup and Abner Beardsley. The original boundary was Virginia Street to the north, Lake Street to the south, McHenry Avenue to the east and Dole Avenue to the west. Soon after a rail line was built along what is now Dole Avenue to bring the ice harvested from Crystal Lake to the City of Chicago. This rail line also brought visitors from the City to this wonderful area. Crystal Lake began to grow as many of these visitors built permanent or vacation homes in the area. In 1914, the Village of Crystal Lake and the Village of Nunda were consolidated as the City of Crystal Lake.

The Crystal Lake Historic Preservation Commission is a certified local government that administers the Historic Preservation Ordinance and considers requests for Landmark status, Certificates of Appropriateness, and Grant requests. The Commission conducts the Annual Heritage Tour, which is a narrated route around a new theme each year. The Heritage Tour is a way to compile and showcase Crystal Lake's rich heritage.

Key Elements

This section of the Comprehensive Plan will focus on the following elements:

- 9.1 Landmark Program
- 9.2 Historic Downtown Crystal Lake
- 9.3 Historic Preservation Commission

Key Element Details, Actions and Indicators

9.1 Landmark Program



135 College Street. The Van Natta House, South

This house represents folk Victorian Architecture with cross gable configuration, granite fieldstone foundation, narrow clapboard siding and wide frieze boards below the eaves. The structure was constructed in 1885 and was originally part of a larger structure which included 127 College Street. The structure was split and the two homes were relocated to where they are now.

Goal:

Preserve Crystal Lake's historic properties through education and funding.

The Landmark Program bestows legal protection to a property for the purpose of preserving its public character and history. There are currently 15 properties which have requested and have been granted local landmark status, 11 residences, 2 commercial properties and the Lake Avenue Cemetery. Landmark status only protects the integrity of the public experience and does not apply to private spaces. In the case of a home, the façade is protected, but not the interior. As a landmark property changes owners over time, the preservation commission will be active in its continuing care and preserving its history. The following is a list of properties that have received landmark status:

- Colonel Palmer House, 660 East Terra Cotta Avenue
- Hale House, 86 North Walkup Avenue
- Van Natta House, 127 College Street
- Collen House, 70 North Caroline Street
- Lake Avenue Cemetery, 459 Lake Avenue
- Olson House, 87 Elmhurst Street
- Raue House, 25 West Crystal Lake Avenue
- Andrew Pierson House, 263 King Street
- Columbus Wallace House, 36 North Virginia Avenue
- Van Natta House South, 135 College Street
- Dole Mansion, 401 Country Club Road
- Peterson House, 200 West Woodstock Street
- Arwin Bauer House, 86 Dole Avenue
- Bertram house, 50 North Caroline Street

Once a property receives the landmark designation changes to the public elements require a Certificate of Appropriateness from the Commission. These properties are also eligible to seek grants for improvements.

The Historic Preservation Commission sets aside funds every year for its grant program. The program assists owners of historic properties by providing matching funds for renovations to the property, which restore or improve its historical integrity.

	Supporting Actions	Success Indicators
9.1a	Educate property owners on the benefits of establishing landmark protection for a property.	Increase in the number of landmark property requests annually. Increased availability of descriptive materials regarding the landmark program, including web site information, hand-outs and word of mouth.
9.1b	Continue to financially assist landmark properties.	Annual allocation of grant funds. Increase in the requests for grant funding.
9.1c	Showcase landmark properties in the City.	The installation of plaques on the exterior of a landmarked property. The inclusion of landmarked properties on the Annual Heritage Tour and on the website.
9.1d	Preserve, restore and appropriately renovate historic properties.	The increase in the number of landmark requests with subsequent certificate of appropriateness requests. The number of educational materials available about appropriate renovations of historic properties.



Crystal Lake HPC



Crystal Lake HPC

Key Element Details, Actions and Indicators

9.2 Historic Downtown Crystal Lake



Goal:

Promote and preserve the historic characteristics of the Downtown.

Downtown Crystal Lake is 0.169 square miles in area and features a number of historic buildings built in the late 1800's and early 1900's. Historic buildings in Downtown showcase Crystal Lake's early history. During this early period in its history, Crystal Lake earned nationwide fame with a manufacturer of terra cotta and TECO pottery. Since the material was manufactured locally, many building in downtown are adorned with this material, including the Raue Center for the Arts.

In 1985, the City of Crystal Lake adopted a Tax Increment Finance (TIF) District, which has since expired in 2008. The TIF funds were used to complete improvements throughout Downtown, including a new gazebo, street paving, new sidewalks with clay paver pedestrian areas, new planters with landscape, new directional signage and new benches and other street furniture. These improvements achieved some of the goals outlined in the 1996 Downtown Comprehensive Plan.

Downtown is designated a Premier Main Street Community. The Main Street program is an economic development, preservation based program to restore and revitalize the historic downtown. This group works closely with the business community to support their needs and activities and events downtown. Each year, the Johnny Appleseed Festival, Festival of Lights Holiday Parade and Breakfast with Santa and many other events highlight the rich history of Crystal Lake and bring visitors Downtown to experience the architecture and visit the shops and restaurants.

At the time of drafting this Comprehensive Land Use Plan, there was discussion regarding the creation of a Downtown Historic District. The Historic District would provide local protection to the buildings in Downtown. If adopted, this district would enhance and preserve the unique character of Downtown through regulations regarding changes to the buildings or sites.

	Supporting Actions	Success Indicators
9.2a	Maintain Downtown’s unique and historic character.	<p>The number of permit reviews completed for projects within the Downtown that meet the requirements.</p> <p>The number of permits rejected for projects within the Downtown that did not meet the requirements.</p> <p>The adoption of a Downtown Historic District.</p>
9.2b	Promote festivals, events and activities that bring people to Downtown.	<p>The continuation of various downtown festivals and events.</p> <p>The increase in the number of events or promotions for Downtown.</p> <p>Increased participation of the Downtown businesses in the I Shop Crystal Lake website and promotions.</p>
9.2c	Promote Downtown housing.	<p>The increase of the number of rental units above commercial space.</p> <p>The implementation of parking alternatives.</p>



Key Element Details, Actions and Indicators

9.3 Historic Preservation Commission



The Crystal Lake Fire Department in 1914.
Crystal Lake Historical Society



Goal:

Support the Historic Preservation Commission and its endeavors in the preservation of historic properties, the Annual Heritage Tour and grant funding.

The Historic Preservation Commission (HPC) was formed to oversee the historic properties in the City. The HPC hears requests for landmark status, certificates of appropriateness and grants. The HPC completes or assists property owners with research on their historic property. This research provides the background on why this property is important to the City.

If a property is approved as a landmark by the City Council, the HPC installs a plaque on the home designating its original owner and year built. Landmark properties are required to have a Certificate of Appropriateness approved for any alterations that would affect the public experience of the property. These properties are also eligible for grant funds. The HPC reviews applications for grant funds based on the type of project and the amount requested. The grant funds provide an incentive for property owners to make appropriate historically correct alterations to their property.

The Historic Preservation Commission holds membership or works closely with other similar agencies including the Illinois Historic Preservation Agency, the Crystal Lake Historical Society and Landmark Illinois.


Historic preservation is important to the City. The preservation and promotion of our history is something unique that can be a draw for economic development and tourism.

The Commission also organizes and presents the Annual Heritage Tour. This tour began as a walking tour and has evolved into a trolley tour with a new theme and route every year. The HPC puts together a fully illustrated book on the selected properties, with each property's history and interesting facts detailed in narrative form. These books are preserved as part of the historical record of Crystal Lake. The funds generated from this annual tour are used to fund the grant requests.

	Supporting Actions	Success Indicators
9.3a	Encourage the Historic Preservation Commission to educate the public on the benefits of landmark status.	Increase in number of landmark properties. The increase in the availability of materials explaining the landmark process.
9.3b	Support the Historic Preservation Commission.	The City's continued funding of the Historic Preservation Commission's memberships and activities. The continued attendance of City staff at HPC meetings. The maintenance of the HPC website information.
9.3c	Promote the Annual Heritage Trolley Tour.	Increase in advertising to the public about the tour. Increased revenue from commercial sponsors. Increased ridership.
9.3d	Educate the public on the historical properties and resources important for preservation.	Historic Preservation Commission's creation of the Heritage Tour books. Collaboration between the HPC and Historical Society on the acquisition and preservation of documents and photographs related to the historic properties.

TROLLEY TOUR 2010

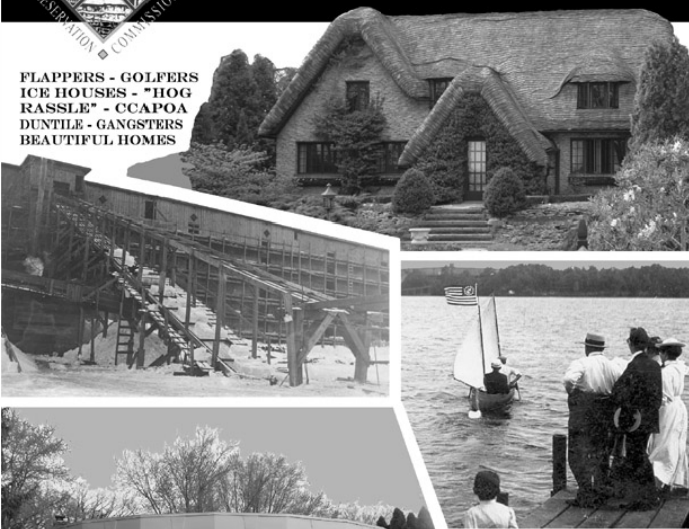
SUNDAY JUNE 13th 10 - 2PM



ALL NEW

"THE ROARING 20'S"

FLAPPERS - GOLFERS
ICE HOUSES - "HOG RASSLE" - CCAPOA
DUNTILE - GANGSTERS
BEAUTIFUL HOMES



BOARD AT THE DOLE MANSION!

