Agenda Item No: 5

Historic Preservation Commission
Agenda Supplement

Meeting Date: May 4, 2026

Request: **Historic Landmark Designation**

Location: Bauer's Garage
77 E. Woodstock Street

Petitioners: Dawn and Kevin Kincaid

Action: 1. Vote to recommend the landmark designation
2. Continue the item
3. Vote to not recommend the landmark designation

Background:

- According to a Crysal Lake Herald article, dated August 27, 1914 Bauer will erect a modern building.
- The constructor's goal was to make the building fireproof and used brick, iron and cement. This included fireproof windows of wire glass and steel frames. Fireproof walls and doors will be inside the structure. The front used a light green glazed brick and decorated with carved stone.

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.

PIQ MAP
77 E. Woodstock Street



PROJECT NUMBER: _____
CITY OF CRYSTAL LAKE
LANDMARK DESIGNATION
APPLICATION
Please type or print legibly

PROJECT TITLE: BAUER'S GARAGE

PERSON(S) OR GROUP PROPOSING DESIGNATION:

NAME: Aroma Coffee & Wine Shop

ADDRESS: 77 East Woodstock Street

Crystal Lake, IL 60014

PHONE: 815.513.5193

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

NAME: Noneya LLC Doing Business as Aroma Coffee & Wine Shop

ADDRESS: 63 Hilltop Drive

Lake in the Hills, 60156

INDICATE OWNER(S) CONSENT TO PROPOSED DESIGNATION:

X YES _____ NO _____ UNKNOWN

ADDRESSES & PROPERTY INDEX NUMBERS (attach legal description): _____

77 East Woodstock Street PIN 14-32-479-005

DOC 2016R0008283 Nunda Township, McHenry County

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)

See attached.

PLEASE PROVIDE A LIST OF SIGNIFICANT EXTERIOR ARCHITECTURAL FEATURES AND/OR OBJECTS THAT SHOULD BE PROTECTED: Facade along Woodstock Street, previously known as Railroad Street, of light Teco green terracotta brick trimmed in white with faux columns capped with carved stone figure of Winged Automotive Wheel.

CRITERIA FOR DESIGNATION OF 77 EAST WOODSTOCK STREET AS A HISTORIC LANDMARK

The building at 77 Woodstock Street, historic name Bauer's Garage now doing business as Aroma Coffee and Wine meets the following requirements:

It is within the corporate boundaries of the City of Crystal Lake; and

It is over fifty (50) years old, in whole or in part; and

One or more of the following conditions exist as found in the Historic Preservation Ordinance 295-13; such as having "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".

In 1914, the intersection of the railroad and the emerging automobile industry created a transformative moment in the architecture and culture of **Crystal Lake**. The construction of the **Bauer Garage** on **Railroad Street** now known as Woodstock Street, positioned directly opposite the newly built **Chicago & North Western (C. & N. W.) depot**, exemplified the shift from rail-dependent travel to automotive independence.

Architecture of Display and Sales

The architecture of the personal automobile's sales and display was designed to signal **modernity, luxury, and safety**. H. J. Bauer's garage, which cost approximately **$12,000**, was a "handsome modern structure" that served as a high-end backdrop for the **Auburn automobiles** he sold, stored, serviced and rented. THe prior building also owned by Bauer was a blacksmith shop that served as a horse and automobile livery and was demolished for the current building.

- **Exterior Aesthetics:** The building featured a 50-foot frontage on Railroad Street with a facade of **light green glazed brick** trimmed in white and ornamented with **carved stone**, described as winged wheels.This decorative approach aligned with broader early 20th-century storefront trends, where distinguishing materials and large display windows were used to "entice prospective customers". Together, these features, also seen on other buildings constructed at the time along Williams Street, illustrate how technological progress and local infrastructure transformed the social and economic landscape of the American Midwest Main Street.
- **The Salesroom and Showroom:** Unlike earlier multi-purpose buildings, Bauer's structure included a dedicated **auto showroom** specifically for displaying machines like the **Auburn Six and Four**. These showrooms utilized large plate glass windows to showcase the vehicles' streamlined silhouettes and features like "Turkish-type deep upholstery" and "European-style" wide doors.
- **Fireproof Construction:** Because early internal combustion engines were significant fire hazards, Bauer emphasized safety by building with **brick, iron, and cement**, incorporating **fireproof windows** made of wire glass and steel frames. All construction enabled him to have 850 gallons of gasoline for which pumps remained on premise until the 1930's.

Historical Significance

By 1914, the automobile was transitioning from a "hobbyist's toy" to a reliable tool for the elite. The presence of such a modern facility in a railroad city like Crystal Lake signaled that the **"Age of the Auto"** had arrived, providing a new level of freedom to explore the area topography of the area and local resorts of **McHenry County** that was previously inaccessible by train.

The Railroad and Resort Connection

The placement of the garage was strategic, catering to the "high-society tourism" of the era. Crystal Lake served as a gateway for wealthy Chicagoans traveling to local resorts or further north to **Lake Geneva** via the C. & N. W. "Air Line" or "Lake Geneva Special".

- **The Concierge Experience:** Bauer designed the building to be a "sanctuary" for elite travelers. He included a **"well-appointed ladies' waiting room"** and offices at the front of the building, allowing seasonal visitors to wait in comfort while their vehicles were readied with gasoline or serviced in the 27x47 foot repair shop.
- **The Auburn as a Resort Car:** The Auburn was marketed as a rugged yet refined machine capable of handling the unpaved roads between Crystal Lake and grand estates like **William Wrigley Jr.'s "Hillcroft,"** which was also established in 1914. The car's reputation was often bolstered by technical trials like the nearby **Algonquin Hill Climbs**, which proved the mechanical worth of the engines to a public skeptical of automotive longevity.
- **The Auburn as a Liberating Autonoble:** The model did not require a front crank to start, but used an in dash button. The steering wheel was moved from the right to the left providing visibility for the driver of on-coming automobiles. The headlamps were electric as opposed to arc lamps leading to the publicized adventures of Alice Ramsey's pioneering cross-country journey and the travel log by Emma Burbank Ayer, "A motor flight through Algeria and Tunisia which included on its cover the automotive wheels with wings.

[TRANSCRIPTION]

Crystal Lake Herald Thursday August 27, 1914, p.1

BAUER WILL ERECT MODERN BUILDING

HANDSOME STRUCTURE WILL GRACE RAILROAD STREET

TO COST ABOUT $12,000.00

Building Will Be a Beauty - Fireproof and Up-to-Date in Every Respect

The work of demolishing the H. J. Bauer building of Railroad street, opposite the site of the new C, & N. W. depot, was started last week and the building has been torn down rapidly. In its place Mr. Bauer will erect a handsome modern structure in which to house his garage, auto salesroom and repair shop.

The new building will be erected at a cost of $12,000, promises to equal if not surpass any [building] in Crystal Lake or for that matter, in any of the surrounding towns outside of Chicago.

The plans provide for a building with a 50-foot frontage on Railroad street and 132 feet deep. The entire building will be erected of brick, iron and cement and will be as near only fireproof as it is possible to make such a structure. The front will be of light green glazed brick trimmed in white and ornamented with carved stone. The floors will be built of cement. At the rear of the building will be a modern repair shop, occupying a space 27x47 feet, and in front of it the garage and auto showrooms. Between the two a fireproof wall with fireproof doors will be erected. In front of the show room space has been laid out for a well appointed ladies' waiting room and offices.

A second story is to be erected at the front of the new building arranged for a flat with a 50-foot frontage and 25 feet deep.

The building will be heated by steam, the plant being located in a small basement in the front of the structure. Fireproof windows are to be placed both on the side adjoining the Lowell building and the occupant occupied by the Schroeder implement house. These windows will be made of wire glass with steel frames.

Mr. Bauer has had it in mind for some time such a building as he is now having erected. But it was only recently that a deal was made in which he became the owner and the property of the property occupied by Schroeder's implement house, which made it possible to put up a structure with the frontage that will be occupied by the new garage building. While the Schroeder building will not be torn down, the east wall will be moved 5 feet to the west to permit the construction of a 13-foot alley between it and the new Bauer building. A

[TRANSCRIPTION]

Crystal Lake Herald Thursday August 27, 1914, p.1

[continue]

sidewalk space of 4 feet will separate the Bauer building from the Lowell building east of the site of the new structure.

After the new garage is completed Mr. Bauer expects to install another underground gasoline tank with a capacity of 500 gallons in addition to the 340-gallon tank and pump now at this location.

The work of erecting the new building is being handled by Contractors Delton of Dundee and Crabtree of Crystal Lake.

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

IN THE MATTER OF THE APPLICATION PLN 2026-00063
OF
ROBERT KOSIN
ROBERT WYMAN

AFFIDAVIT

Robert Kosin and Robert Wyman, individually and without reservation, being first duly sworn on oath deposes and states as follows:

A. That a copy of the Legal Notice as published in the Northwest Herald, on April 17, 2026 concerning the public hearing date for the above-mentioned Application, before the Crystal Lake Historic Preservation Commission on Thursday November 2, 2023, at 7:00 p.m., in the City Hall of the City of Crystal, 100 West Woodstock Street in Crystal Lake, Illinois as Attachment A to this Affidavit.

B. That the Public Hearing requirements for posting of the notice of the public hearing as found in § 295-14 A4(c) Chp. 295 Historic Preservation Ordinance have been complied with by placing the customary public notice sign on the subject property, 77 East Woodstock Street on April 16, 2026.

Robert Kosin — Date 4/23/26

Robert Wyman — Date 4/23/26

State of Illinois
County of McHenry

Subscribe and Sworn to me before
This 23RD day of April, 2026

Shannon Niemann
Notary Public Seal

SHANNON NIEMANN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 16, 2026

Certificate of the Publication

ATTACHMENT A

Northwest Herald

Description:PLN-2026-00063 HEARING
2319414

CITY OF CRYSTAL LAKE
100 W WOODSTOCK STREET
CRYSTAL LAKE IL 60039

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published one time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
04/17/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Jennifer Heintzelman, its Director of Public Notices, at Crystal Lake, Illinois, on
17th day of April, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10233

Amount $99.92

PUBLIC NOTICE BEFORE THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF Dawn and Kevin Kincaid Applicant
File #PLN-2026-00063
City assigned file # TBA

Notification is hereby given in compliance with the Historic Preservation Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Historic Preservation Commission upon the application of Dawn and Kevin Kincaid, representing Noneya LLC, for the building owner, relating to the following described real estate: 77 East Woodstock Street Crystal Lake, Illinois.

Legal Description: HEREIN DOC 2016R0008283 SELY PT OF LT 3 & SE 9IN SW 36 1/2IN NE 28FT 8 1/2IN NWLY 38FT LT 3 & NWLY 22FT LT 2 /EX SLY 27FT SELY 8FT/ BLK 12 ORIG PLAT OF VLG NUNDA

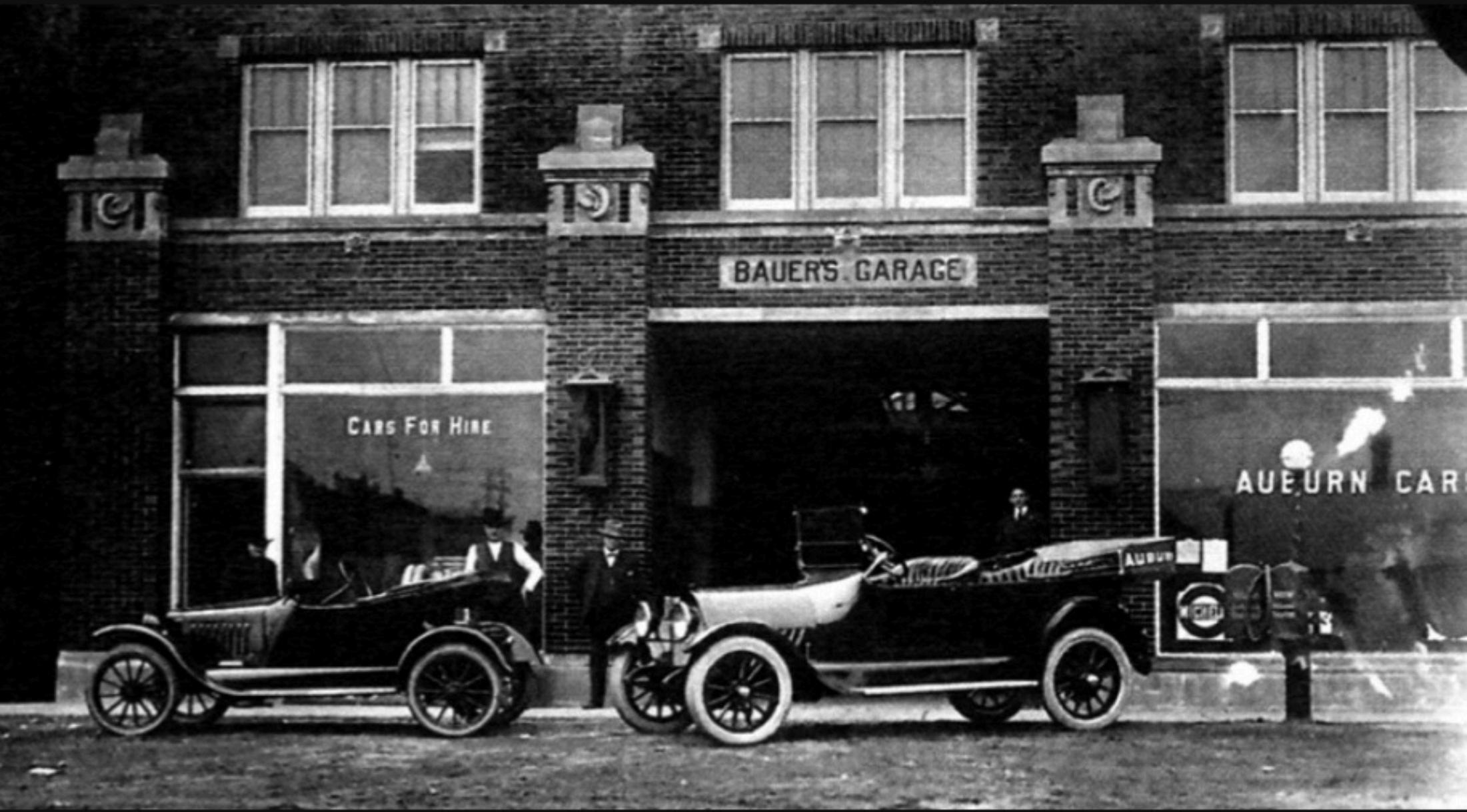
Commonly known as 77 E. Woodstock Street, Crystal Lake, Illinois. PIN: 14-32-479-005 Historically known as Bauer's Garage

This application is filed for the purpose of seeking a Landmark designation as known and provided for in the Ordinance. A hearing on the said application will be held at 4:30 pm on Monday May 4, 2026, at the Crystal Lake City Hall, 100 West Woodstock Street. At which time and place any person determining to be heard may be present. Complete information concerning this application may be obtained at the Community Development Department at City Hall.

/s/ Ana Freund, Chairman
Historic Preservation Commission
City of Crystal Lake, Illinois
(Published Northwest Herald Apr. 17, 2026) 2319414






BAUER'S GARAGE
CARS FOR HIRE
AUBURN CAR

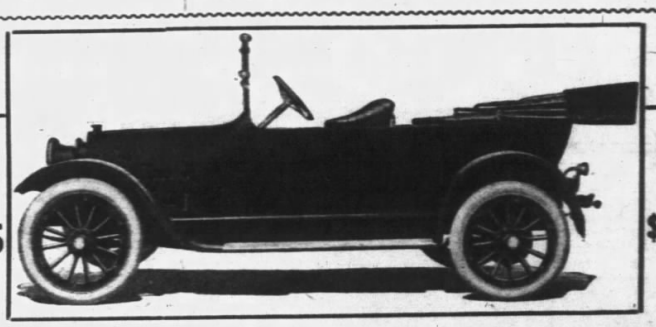
Made with Xodo PDF Reader and Editor

Newspapers by ancestry
https://shawlocal.newspapers.com/image/178538284/

The Herald (Crystal Lake, Illinois) · Thu, Feb 18, 1915 · Page 8
Downloaded on Feb 13, 2026

of Crystal Lake ready to tax its capacity.

the play you have been anxiously screen Saturday, March 6.



MODEL 4-36 $1075

MODEL 4-36 $1075

THE AUBURN

FOR 1915 SEE IT AT

BAUER'S GARAGE

¶ Every automobile must have paint, upholstery and metal parts, just as every bond has paper, ink and green or gold edges. But thinking people who buy bonds don't buy just paper. They buy the SECURITY BACK OF THE BOND. People who buy Auburn cars are in a class with the wise investors in bonds. These people know that any car has paint, etc. But they can rely upon the Auburn judgment and depend upon Auburn quality. This confidence is the thing that makes the Auburn such a reliable, sound and successful company. Can you afford to ignore it?

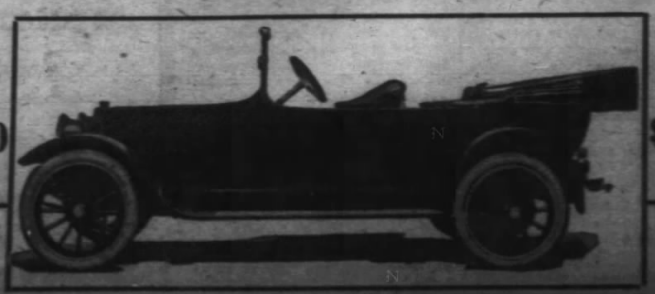
¶ The new Auburn cars for 1915 meet the demand for both a Six and a Four. The builders of the Auburn cars do not make one model to attract popular favor and use it as a "blind" behind which they "unload" an inferior model upon the market. Nor does the Auburn company build one new and apparently attractive model to make an opening wedge through which they can get rid of the overstock of an unsuccessful model. New Auburn cars are absolutely new. When you buy an Auburn, either the Six or Four, each car stands upon its own individual merit.

Auburn Six $1550 Some people prefer a Six. And if the makers did not know this car is right, the praise Auburn dealers have given it would be sufficient to warrant the most lavish claims. We can be fogiven for saying that the Auburn company never built a car of which they are prouder. This new Auburn Six is yours for $1550.

Auburn Four $1075 This new Four is a light, reliable and sturdy car at a price that sets a new standard. For $1075 you get all that can be desired in such a car. Look at it. Note its grace and symmetry, the ease of operation and handiness of everything. Car is complete—electric starter and lights, electric horn, one-man top, kit of tools, demountable rims, speedometer, tire irons, windshield, and—but see the car. All for $1075.

NOW ON DISPLAY

Get a Demonstration at Bauer's Garage



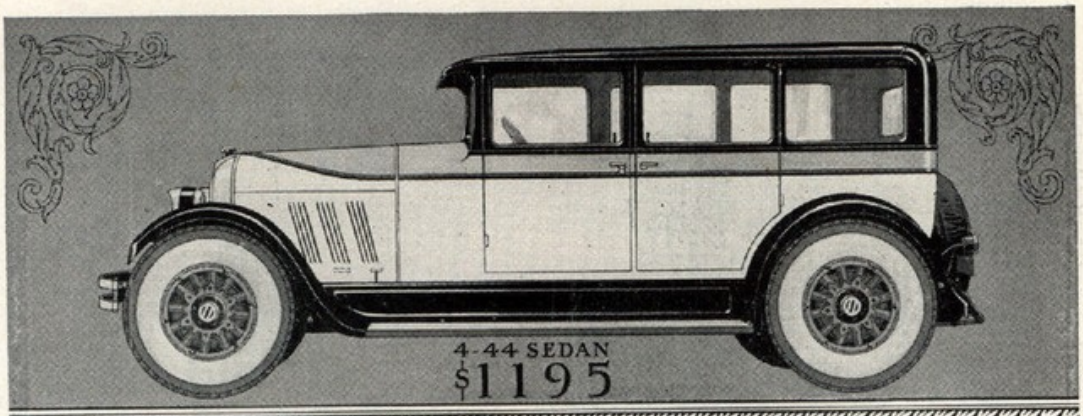
MODEL 6-40 $1550

MODEL 6-40 $1550

Auburn Ad

Clipped By:
rkosin
Feb 13, 2026

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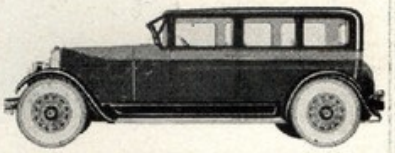
4-44 Sedan, $1195, freight and tax extra. 120" wheelbase. 3⅝"x 5" four-cylinder motor with 5-bearing crankshaft. A big, fine, durable car.

THE EIGHT—not a "little eight" but a more powerful, more buoyant, more rugged, 129-inch wheelbase quality car. Nothing finer could be said of it than that it is an even better Eight than last year, with performance and riding qualities that can only be obtained with long wheelbase and large motor.

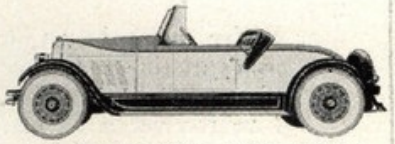
THE SIX—a *real* Six, not a "pocket edition six." More room, more comfort, more enduring quality. Low, smart and rugged, it is today's utmost in Six-cylinder value.

THE FOUR—ten years of comfortable, dependable, economical transportation! Riding qualities possible only with long wheelbase. Power and long life possible only with large motor of sufficient size to always have ample reserve power. Four wheel brakes and balloon tires. A body larger than the average high priced Six.

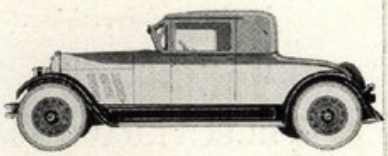
AUBURN AUTOMOBILE CO., AUBURN, IND.



6-66 Sedan, $1695, freight and tax extra. 121" wheelbase. 3¼" x 4½" six-cylinder motor. Second only to Auburn 8-88 Sedan.



6-66 Roadster, $1395, freight and tax extra. 121" wheelbase. 3¼" x 4½" six-cylinder motor. Classy—speedy—powerful —economical.



6-66 Coupe, $1445, freight and tax extra. 121" wheelbase. 3¼" x 4½" six-cylinder motor. The six for business.

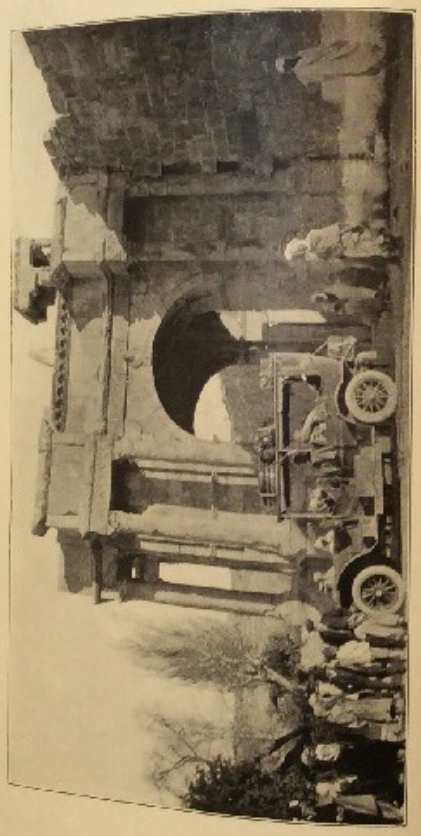
8 EIGHTY EIGHT 6 SIXTY SIX 4 FORTY FOUR



YELLOW CAB GARAGE

218 Woodstock St.
J. DUFIELD

Crystal Lake, Ill.
A. W. KAPPING



THE ARCH OF CARACALLA AT TEBESSA

A MOTOR FLIGHT THROUGH ALGERIA AND TUNISIA

BY

EMMA BURBANK AYER

PROFUSELY ILLUSTRATED
FROM PHOTOGRAPHS BY THE AUTHOR

CHICAGO
A. C. McCLURG & CO.
1911

A MOTOR FLIGHT through ALGERIA and TUNISIA

AYER



LOCAL HISTORY

LOC HIST
916.11
AYE

[TRANSCRIPTION]

Crystal Lake Herald November 16, 1905

TICO POTTERY

W. D. Gates Talks of This Beautiful Ware

GUEST OF WOODSTOCK LADIES

Relates the Story of the Making of the Artistic Production of His Factory

Woodstock Sentinel: the art department of the Woodstock woman's club had an evening this week the meeting was held in the I/O F hall Tuesday night and was attended by a large number of the members.

following the regular business of the club Mrs. JD Donovan chairman of the art department introduced WD gates of terracotta Illinois president of the American terracotta and ceramic company whose works are at terracotta in this county and president of the American ceramic association a Society of the manufacturers and admirers of fine pottery.

Mr. gates up most entertainingly of choice artistic pottery and exhibited many beautiful specimens made by Indian Romania Egyptians and also some inquisitive exquisite live specimens of his own tiko Ware manufactured in his factory at terra cotta.

He told how he first became interested in pottery how he picked up a lump of clay at his tile factory some years ago and one wondering what were the possibilities of using it for something more than ordinary building material with this thought in mind he fashioned the lump into the form of of a frog and sent it away to be fired the results was so encouraging that it awoke in him an interest in pottery that has now become his hobby and from a small beginning in his factory he now has a department which turns out some of the most beautiful forms and colors in pottery that may be found in the world over.

The most famous products of Mr. Gates' factory is probably his Teco ware – a ware finished in a beautiful subdued shade of green that is rich and harmonious soap perfectly with so many colors and shades and of which one can never grow tired that it has become most popular in the market this where is Mr. Gates' own invention and is particular to his factory alone.

At his works he is consistently experimenting and now and then is rewarded with some new glaze among his experiments he discovered the formula for two glazes which are particularly rare only two other men in the world have made the same discovery and they living in Europe

Before Mr. gates began his talk the members responded as their names were called with items bearing upon the subject of the evening and it proved to be a very pleasant part of the program.

[END]