



### HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

1. **Historic Property Name** The Lang Building  
 Street 10 S. Main Street  
 City Burgess County Meredith State IL Zip 60900-1234  
 Name of Historic District or National Register property Downtown Burgess Historic District  
 National Register district     certified state or local district     potential district     National Register property

2. **Nature of Request** (check only one box)  
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
 certification that the building does not contribute to the significance of the above-named district or National Register property.  
 preliminary determination for individual listing in the National Register.  
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)  
 Name \_\_\_\_\_ Company \_\_\_\_\_  
 Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_  
 Zip \_\_\_\_\_ Telephone \_\_\_\_\_ Email Address \_\_\_\_\_

4. **Applicant**  
 I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:  
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or  
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).  
 For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.  
 Name Robert Maxwell Signature *Robert Maxwell* Date 07/11/2023  
 Applicant Entity Maxwell, LLC SSN \_\_\_\_\_ or TIN 12-3456879  
 Street 20 Elm St. City Burgess State IL  
 Zip 60900 Telephone (815) 555-1234 Email Address robert@maxwell.com

**NPS Official Use Only**

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:  
 contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.  
 contributes to the significance of the above named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
 does not contribute to the significance of the above-named district or National Register property.

**Preliminary Determinations:**

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date \_\_\_\_\_ National Park Service Authorized Signature \_\_\_\_\_

NPS Comments Attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 – EVALUATION OF SIGNIFICANCE**

Historic Property Name The Lang Building NPS Project Number \_\_\_\_\_

Property Address 10 S. Main Street, Burgess, IL

**5. Description of Physical Appearance**

The Lang Building is a three-story, masonry structure located at the intersection of Main Street and West Maple Avenue in the Downtown Burgess Historic District. The 1884 building is typical of the district's commercial buildings in style and materials. The structure is 25' x 120' has commercial space on the ground floor and five apartments above. A one-story common-brick garage is at the rear of the lot.

The building's exterior has dark-red pressed brick on the two street elevations and Chicago common brick on the rear. The facades are ornamented with limestone trim for the base, entry surround, window sills and lintels. An elaborate sheet metal cornice tops the building and oriel windows flank the residential entry. The storefront dates from 1951 when a furniture store moved in. The storefront dates from the period of significance of the district and is historic. The storefront doors were replaced with bronze anodized doors in the 1980s.

The commercial interior occupies the ground floor. It was renovated in the 1980s with dropped acoustic tile ceiling, vinyl flooring, and paneled walls. The apartments above are typical of Victorian-era buildings, with wainscoting and plaster walls and ceilings.

Date(s) of building(s) 1884 Date(s) of alteration(s) 1951, 1980s

Has building been moved?  No  Yes, specify date \_\_\_\_\_

**6. Statement of Significance**

The Downtown Burgess Historic District is a commercial area that was constructed from the mid 19th century into the mid 20th century. The Lang Building was built in 1884, which is well within the District's period of significance of 1867 though 1971.

The Lang Building possesses very good architectural integrity and has been cited as a contributing structure in the district's nomination. Its materials, scale, and architectural style are among the best examples of the Victorian period found in the district.

**7. Photographs and Maps.** Send photographs and map with application.



### HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number  
00001

1. Historic Property Name Lang Building

Street 10 S. Main Street

City Burgess County Meredith State IL Zip 60900-1234

Name of Historic District or National Register property Downtown Burgess Historic District

Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

Located in a Registered Historic District; name of district \_\_\_\_\_

Part 1 – Evaluation of Significance submitted? Datesubmitted 07/19/2023 Date of certification 08/14/2023

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building 1884 Estimated total rehabilitation costs (QRE) \$600,000

Number of buildings in project 1 Floor area before / after rehabilitation 9,000 / 9,000 sq ft

Start date (estimated) 08/01/2023 Use(s) before / after rehabilitation mixed / mixed

Completion date (estimated) 08/01/2024 Number of housing units before / after rehabilitation 5 / 5

Application includes phase(s) 1 of 1 phases Number of low/moderate income housing units before / after rehabilitation 0 / 0

Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

3. Project Contact (if different from applicant)

Name \_\_\_\_\_ Company \_\_\_\_\_

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip \_\_\_\_\_ Telephone \_\_\_\_\_ Email Address \_\_\_\_\_

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and for

if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Robert Maxwell Signature [Signature] Date 07/21/2023

Applicant Entity Maxwell, LLC SSN \_\_\_\_\_ or TIN 12-3456879

Street 20 Elm St. City Burgess State IL

Zip 60900 Telephone (815) 555-1234 Email Address robert@maxwell.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date \_\_\_\_\_ National Park Service Authorized Signature \_\_\_\_\_

NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name Lang Building NPS Project Number 00001

Property Address 10 S. Main Street, Burgess, IL

**5. Detailed Description of Rehabilitation Work.** Use this page to describe all work or create a comparable format with this information.

Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

<b>Number</b> 1	<b>Feature</b> <u>Masonry, front and sides</u>	<b>Date of Feature</b> <u>1884</u>
-----------------	--	------------------------------------

**Describe existing feature and its condition**

ark red, pressed brick covers the front and side elevations. Face brick is dirty but the thin mortar joints are in generally good condition. Cut limestone trim exists for the window lintels, building base, and entrance surround. Limestone is in excellent condition except for minor stains on the entrance and some graffiti on the base.

Photo Numbers 1, 2, 3 Drawing Numbers A1.1

**Describe work to feature**

Graffiti on the limestone will be removed with an approved limestone cleaner. All masonry will be cleaned using nylon bristle brushes and low-pressure water rinse at less than 400 lbs. per square inch at the face. Face brick will be spot pointed only as necessary with mortar that matches existing in color, composition, strength, and profile. Test panels will be completed of cleaning and repointing before selecting the appropriate methods and materials. Photos of test panels will be submitted to SHPO.

<b>Number</b> 2	<b>Feature</b> <u>Masonry, rear and garage</u>	<b>Date of Feature</b> <u>1884, 1910</u>
-----------------	--	--

**Describe existing feature and its condition**

The Chicago common brick on the rear elevation and garage is are extremely soiled, and mortar is in deteriorated condition.

Photo Numbers 4, 5, 6 Drawing Numbers A1.2

**Describe work to feature**

Common brick will be 100% repointed, matching the existing joints in color, composition, and joint profile. Test panels will be completed before selecting the appropriate materials and contractor. Photos of test panels and a contractor's write-up will be submitted for review when developed.

<b>Number</b> 3	<b>Feature</b> <u>Windows, front and sides</u>	<b>Date of Feature</b> <u>1884</u>
-----------------	--	------------------------------------

**Describe existing feature and its condition**

Historic double-hung, three-over-one wood windows exist on the sides and on the third floor of the front. The second floor front has 1980s bronze-anodized aluminum replacement windows. The fixed leaded-glass transoms over the six principal bay windows are sagging and have several broken panes and need repair. Historic windows are in fair condition; the aluminum windows are fogging, and some spring openers have broken.

Photo Numbers 1, 2, 3 Drawing Numbers A1.1, shop drawing

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name Lang Building NPS Project Number 00001

Property Address 10 S. Main Street, Burgess, IL

**Describe work to feature**

The leaded glass transoms will be removed during construction and repaired by a stained-glass artisan. They will be reinstalled near the end of the project. The historic double-hung windows on the front and sides will be repaired and weather-stripping and storm windows added. Storms will be triple-track and double-hung with a dark blue baked-enamel finish. They will line up with the historic meeting rails. The storms will be attached to the window stops and the wood brick mold will be left visible. The non-historic windows will be replaced with new aluminum-clad, double-hung, 3-over-1 wood windows that match the historic windows. See window detail drawing.

<b>Number</b> 4	<b>Feature</b> Windows, rear facade	<b>Date of Feature</b> 1884
-----------------	-------------------------------------	-----------------------------

**Describe existing feature and its condition**

Windows on the rear are original wood double-hung, 1-over-1 sash. This elevation is only visible to the alley and obscured by the back porch. The window sash have been badly maintained and are in poor condition.

Photo Numbers 4, 5 Drawing Numbers A1.2

**Describe work to feature**

Due to low visibility of this facade, windows will be replaced with one-over-one, double-glazed, aluminum windows. Replacement windows have roughly the same glazed-opening size as the original windows. In profile, the glass is not flush with, but is set back from, the face of the sash with a "putty-look" beveled gasket. Aluminum has a dark-blue enamel-like finish.

<b>Number</b> 5	<b>Feature</b> Rear porch	<b>Date of Feature</b> 1920s
-----------------	---------------------------	------------------------------

**Describe existing feature and its condition**

A three story wooden porch and stairs extends across the back of the building. It is in poor condition.

Photo Numbers 4, 5 Drawing Numbers A1.2

**Describe work to feature**

The existing porch will be demolished, and a new wooden porch will be built its place. The new porch will be similar in design to the existing, but will be constructed of treated lumber and finished with an opaque stain similar in appearance to a painted finish.

<b>Number</b> 6	<b>Feature</b> Residential entry, front facade	<b>Date of Feature</b> 1884, 1980s
-----------------	--	------------------------------------

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name Lang Building NPS Project Number 00001

Property Address 10 S. Main Street, Burgess, IL

**Describe existing feature and its condition**

The front entry jambs and sidelights are original oak in good condition, though covered with multiple layers of paint. The front door is aluminum and glass from the 1980s.

Photo Numbers 1, 2, 7, 8 Drawing Numbers A1.1, A2.4

**Describe work to feature**

The oak will be chemically stripped and refinished and the aluminum door replaced with a new oak door with a single glass light compatible with the period of the building. See door schedule sheet A2.4 for detailed drawing of the new door.

<b>Number</b> 7	<b>Feature</b> Cornice	<b>Date of Feature</b> 1884
-----------------	------------------------	-----------------------------

**Describe existing feature and its condition**

A painted, sheet-metal cornice is attached to two elevations - the front and the street side. It is in generally good condition except for the roof flashing.

Photo Numbers 1, 2 Drawing Numbers A1.1

**Describe work to feature**

Cornice will be wire-brush scraped and repainted. Top flashing edge will be replaced with matching materials as part of the roofing project.

<b>Number</b> 8	<b>Feature</b> Storefront	<b>Date of Feature</b> 1951
-----------------	---------------------------	-----------------------------

**Describe existing feature and its condition**

The existing clear-anodized aluminum storefront dates to 1951 and goes across the front elevation and includes one bay on the side elevation. A plastic sign (1980s) now covers the area above the large display windows.

Photo Numbers 1, 2, 9, 10, 11 Drawing Numbers A1.1

**Describe work to feature**

The storefront will be retained and repaired. A broken display window will be replaced with a new sheet of glass. The terrazzo floor in the recessed entry will be cleaned and

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name Lang Building NPS Project Number 00001

Property Address 10 S. Main Street, Burgess, IL

polished. The plastic sign will be removed. New signage will be determined after a tenant has been selected and will be submitted for review.

<b>Number</b> 9	<b>Feature</b> First floor interior	<b>Date of Feature</b> 1884, 1980s
-----------------	-------------------------------------	------------------------------------

**Describe existing feature and its condition**

This area was open in the front with some partitions installed in the 1980s near the back for storage, bathrooms, and utility areas. The pressed-metal ceiling is in fair condition. The floor is vinyl tile over plywood, installed in the 1980s.

Photo Numbers 12, 13, 14 Drawing Numbers A1.3

**Describe work to feature**

The main space will remain open with some new partial-height partitions constructed near the back for office, bathrooms, and storage spaces. See plans. The pressed-metal ceiling will be wire-brushed to remove loose paint and repainted. New electrical will be installed in the side walls. A new vinyl floor will be installed. New ducts will be installed in the basement, and new floor registers will be installed.

<b>Number</b> 10	<b>Feature</b> Residential entry, stair, corridor	<b>Date of Feature</b> 1884, 1980s
------------------	---	------------------------------------

**Describe existing feature and its condition**

The original entry vestibule, wooden stair, and upper-floor corridor are generally in good condition. Spaces have their original trim and wainscoting and flat plaster walls and ceilings. Corridors retain their original doors, trim, and transoms. Floors have been covered with vinyl tile maybe in the 1980s. All wall materials have been painted.

Photo Numbers 15-18 Drawing Numbers A2.1

**Describe work to feature**

All wainscoting and trim will be retained and repainted. A new carpet runner will be added to the historic stairs. Plaster walls will be patched and repainted. Corridor doors will be retained, and transoms will be fitted with wire glass. The corridor floors will be covered with carpet. Lighting fixtures will be installed. A sprinkler line will be added to the unit-side of the corridor with the sprinkler heads minimally protruding into the corridor along one side near the ceiling.

<b>Number</b> 11	<b>Feature</b> Typical apartments	<b>Date of Feature</b> 1884, 1950s
------------------	-----------------------------------	------------------------------------

**Describe existing feature and its condition**

The existing layout was altered in the early 1950s with the addition of kitchens, baths, and closets. Most of the other doors and wood trim were retained at that time, although all trim has been painted. 3 of the apartments have their original fireplace mantels and tile surrounds.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name Lang Building NPS Project Number 00001

Property Address 10 S. Main Street, Burgess, IL

Photo Numbers 19-27 Drawing Numbers A2.1, A2.2

**Describe work to feature**

Typical layout maintains approximately 90% of the existing walls with changes to accommodate new kitchens, baths, and mechanical rooms. The formal front parlors, small side sleeping rooms, dining rooms, stairway and entrance foyers will all be maintained in trim, floor plan and details. Wood floors in these areas will be refinished. The rest will receive carpet, and the kitchens and baths will receive sheet vinyl. The 3 mantels and tile surrounds will be retained, and the mantels will be stripped of paint and refinished. The fireboxes will be fitted with gas fireplaces.