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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/28/2022 10:08 AM PG: 1 OF 12

Prepared by:
Klein Thorpe and Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, Illinois 60606
(4405-044 / MAM)

Prepared on behalf of:
Village of Hinsdale

PINs:
18-07-105-007-0000

[Above space for Recorder's Office]

COOK COUNTY, ILLINOIS RECORDING COVER SHEET

ORDINANCE NO. O2022-13: DESIGNATING 121 S. COUNTYLINE ROAD AS AN
HISTORIC LANDMARK - THE BAGLEY HOUSE

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF LOT 5 AND THE NORHT 1/2 OF LOT 6 IN GBLOCK 2 IN
HIGHLANDS, A SUBDIVISION OF THE NORTH WEST 1/4 OF THE WEST 800 FEET OF
THE NORTH 144 FEET OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 38
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

COOK COUNTY ASSIGNED ADDRESS: 121 S. County Line Road, Hinsdale, IL

PIN: 18-07-105-007-0000

After recording return to:
Recorder's Box 324

RECORDING FEE 88.00
DATE 7-28-22 COPIES 6x
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Village Hall
19 East Chicago Avenue
Hinsdale, Illinois 60521-3431
630-789-7000

Fire & Police Departments
121 Symonds Drive
Hinsdale, Illinois 60521-3744
Fire 630-789-7060
Police 630-789-7070

STATE OF ILLINOIS)
)
COUNTIES OF DU PAGE)
)
)
)

I, Christine M. Bruton, do hereby certify that I am duly qualified and appointed Village Clerk of the Village of Hinsdale, Illinois in whose custody are the records of the Village of Hinsdale.

And, I do further certify that the attached is true and correct copy of:

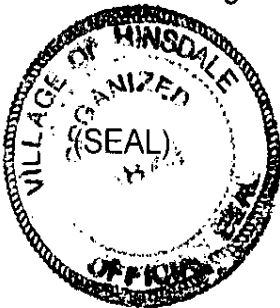
ORDINANCE NO. O2022-13

DESIGNATING 121 S. COUNTYLINE ROAD AS AN HISTORIC LANDMARK – THE BAGLEY HOUSE

WITNESS my hand and seal this 30th day of June 2022.

Christine M. Bruton

Village Clerk



Property of Cook County Clerk's Office

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VILLAGE OF HINSDALE

ORDINANCE NO. O2022-13

AN ORDINANCE DESIGNATING 121 S. COUNTY LINE ROAD AS A HISTORIC LANDMARK – THE BAGLEY HOUSE

WHEREAS, the Village of Hinsdale (“Village”) is authorized pursuant to Article 11, Division 48.2 of the Illinois Municipal Code (65 ILCS 5/11-48.2-1 *et seq.*), to enact ordinances for the purposes of protecting, preserving, enhancing, and regulating buildings, structures, objects, sites, and areas of historical, cultural, or architectural importance; and

WHEREAS, Title 14 of the Village Code of Hinsdale establishes a procedure by which such buildings, structures, objects, sites, and areas can be designated as historic landmarks and historic districts; and

WHEREAS, the Village received an application (the “Application”) seeking to have the single-family residence located at 121 S. County Line Road, Hinsdale, Illinois (the “Subject House”), designated as a landmark. The Application was filed by Safina Uberoi and Lucas Ruecker (collectively, the “Applicant”), the legal owners of the Subject House. The property on which the Subject House is located is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, pursuant to notice published and mailed in the manner required by the Village Code, the Hinsdale Historic Preservation Commission (the “Commission”) conducted a public hearing on April 6, 2022, to consider the Application; and

WHEREAS, the Commission, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the requested landmark designation; and

WHEREAS, the Commission has filed its report of Findings and Recommendation regarding the landmark designation in Case HPC Case No. 02-2022, a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed and duly considered the Application, the Findings and Recommendation of the Commission, and all of the materials, facts and circumstances related to the Application, and have determined that the Application satisfies the standards set forth in Section 14-3-1 of the Village Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

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SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

SECTION 2: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the Findings and Recommendation of the Commission, a copy of which is attached hereto as **Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

SECTION 3: Designation as Historic Landmark. The nomination of the Subject House as a historic landmark is hereby approved and the Subject House is hereby designated as a historic landmark. The Subject House shall hereafter be subject to the requirements of Title 14 of the Village Code, as amended from time to time.

SECTION 4: Notice to Owner of Record and Building Commissioner. The Village Clerk is directed to send notice of the historic landmark designation of the Subject House to the Applicant, as owner of record, and to the Village Building Commissioner, which notice shall include a copy of this Ordinance.

SECTION 5: Not Applicable to Other Buildings. The historic landmark designation approved by this Ordinance applies only to the Subject House and does not apply to any other building on the property at 121 S. County Line Road.

SECTION 6: Recordation. The Village Clerk is directed to cause a copy of this Ordinance be recorded promptly in the office of the Cook County Recorder of Deeds.

SECTION 7: Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 8: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

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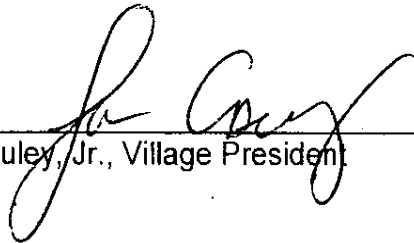
PASSED this 14th day of June 2022.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Banke

NAYS: None

ABSENT: Trustee Byrnes

APPROVED by me this 14th day of June 2022 and attested by the Village Clerk this same day.



Thomas K. Cauley, Jr., Village President





Christine M. Bruton, Village Clerk

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EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH ½ OF LOT 5 AND THE NORTH ½ OF LOT 6 IN BLOCK 2 IN HIGHLANDS, A SUBDIVISION OF THE NORTH WEST ¼ OF THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTH WEST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-07-105-007-0000

Commonly Known As: 121 S. County Line Road, Hinsdale, Illinois.

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EXHIBIT B

FINDINGS AND RECOMMENDATION
(ATTACHED)

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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RECORDING DIVISION
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CHICAGO, IL 60602-1387

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FINDINGS OF FACT AND RECOMMENDATION OF THE HINSDALE HISTORIC PRESERVATION COMMISSION (HPC) TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES

APPLICATION: Case HPC-02-2022 – The Bagley House – 121 S. County Line Road – Application for Local Landmark Designation

PROPERTY: 121 S. County Line Road, Hinsdale, IL (PIN: 18-07-105-007)

APPLICANT: Safina Uberoi and Lukas Ruecker (the “Applicants”)

REQUEST: Local Landmark Designation

HISTORIC PRESERVATION COMMISSION (HPC) REVIEW: April 6, 2022

BOARD OF TRUSTEES 1ST READING: May 4, 2022

SUMMARY OF REQUEST: The Village of Hinsdale has received an application from Safina Uberoi and Lucas Ruecker, the property owners of 121 S. County Line Road, requesting approval of Local Landmark Designation for the single-family home located at 121 S. County Line Road, also commonly referred to as “The Bagley House.” The property is located in the R-1 Single Family Residential District and is surrounded by single-family homes to the north, east, south and west in the R-1 Single Family Residential District.

Built in 1894, the house was designed by Frank Lloyd Wright, one of the most well-known architects and the pioneer for what came to be known as the Prairie School architectural style. The house is an example of Frank Lloyd Wright’s early designs and showcases his developing style through the use of an octagonal library, open first floor, and deep porch. Wright designed the home for Frederick P. Bagley, a marble merchant, and Grace H. Bagley, who was involved in social reform efforts involving Jane Addams and Hull House in Chicago.

A large addition with an attached porch was added onto the rear of the house in 1986. The lot also includes a detached garage dating back to the early 20th century with a shed-roofed addition that was added later on. The current homeowners purchased the house in 2021 and anticipate completing future rehabilitation projects that may include restoring some of the missing Wright features that have been removed over time.

PUBLIC HEARING SUMMARY: A public hearing was held on Wednesday, April 6, 2022, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in *The Hinsdalean* on March 10, 2022. The public hearing notice and transcript are attached.

At the public hearing held on April 6, 2022, Jean Follett, the historic preservation consultant, provided a presentation on the house and answered questions from the Historic Preservation Commission. Lukas Ruecker, one of the owners of record of the property, was also present at the meeting to answer questions from the Commission. No members of the public provided comments at the public hearing.

Ms. Follett provided a brief overview of what Hinsdale was like around the time when the Bagley House was originally constructed. Ms. Follett said this was a time of incredible growth in the Village with a population of 819 people in 1880, and 1,584 people in 1890, and 2,578 people in 1900.

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Ms. Follett then explained the significance of the original owners, the Bagleys, who were quite notable even though they only owned the home for several years, constructing it in 1884 and selling it in 1897. Frederick Bagley was a marble merchant and owned a marble yard near where McCormick Place in Chicago is now located. Grace H. Bagley was deeply involved in social reform efforts involving Jane Addams and Hull House in Chicago. She was important in helping establish the first Juvenile Court in the nation in 1899 and was involved in the Women's Suffrage Movement. Grace Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of Hinsdale.

The Bagleys appeared to have met Frank Lloyd Wright through his uncle, Jenkin Lloyd Jones, who was active in the nearby Unitarian Church. The house is located in the Highlands Subdivision, which was platted in the early 1880s.

Ms. Follett highlighted the architecture and design of the house. Because Mr. Bagley was a marble merchant, the house includes marble incorporated throughout its design. The porch columns, decorative pots on the front porch, the chimney, foundation base, and other interior elements were all constructed of marble.

Ms. Follett presented some of the changes to the house, which are believed to have been done early on in the house's history in the early 20th century. Changes believed to have been made include the removal of a front screen designed by Frank Lloyd Wright in the front entry hall, changes to the front entry door and sidelights.

Ms. Follett gave an overview of the important features within the interior of the house and the original floor plan. One of the most notable features of the house is the octagonal library, which is similar to other building plans later designed by Frank Lloyd Wright. The shelves are not original, but the ceiling shape and flooring are original. A rear addition was completed in the 1980s. Other changes have been made to the upper floor layout, but a lot of the original plan is the same and original doors and woodwork have been preserved in many rooms.

Ms. Follett then showed other buildings designed by Frank Lloyd Wright around the same time when the Bagley House was constructed, including the Gale House in Oak Park, the Home and Studio in Oak Park, and the Winslow House in River Forest. Frank Lloyd Wright had previously worked under Louis Sullivan and he has not fully developed his iconic Prairie Style. However, buildings during this period showcase early experimentation with elements that would become key components of the Prairie Style.

Ms. Follett then presented original building elevations and historic photos of the home. Some of the original shingles under the horizontal siding. In the future, the roof and siding will be replaced with shingles similar to the original.

Mr. Bohnen then asked for an update on the progress of the house. Mr. Ruecker responded that they have stabilized the house and have chosen an architecture team to assist with future changes to the house. They are working toward planning for changes and construction. Several Commission members expressed excitement and support for the efforts of the homeowners.

The Commission then proceeded to review the criteria set forth in Section 14-3-1 of the Village Code that shall be considered with a nomination for landmark designation, which are summarized in detail in the "Findings" section below.

In recommending approval of the Landmark Designation, the Historic Preservation Commission determined that one or more of the criteria set forth in Section 14-3-1 have been met. No members of

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the public provided comment at the meeting. Staff did not receive comments from members of the public prior to the meeting.

A motion to recommend approval of the application for Landmark Designation for Case HPC-02-2022 – The Bagley House – 121 S. County Line Road was made by Commissioner Braden and seconded by Commissioner Weinberger. The vote carried by a roll call vote as follows:

AYES: Commissioners Barclay, Braden, Gonzalez, Prisby, Weinberger, and Chairman Bohnen
NAYS: None
ABSTAIN: None
ABSENT: Commissioner Haarlow

FINDINGS: In recommending approval of Landmark Designation, the Historic Preservation Commission determined that several criteria set forth in Section 14-3-1 of Title 14 of the Village Code have been met. The following are the summary of Findings of the Historic Preservation Commission and information from the application submitted for consideration, with reference to the significant features in the exterior architectural appearance that should be protected and preserved:

A. General Considerations:

1. *The structure, building, site, or area has significant character, interest, or value as part of the historic, aesthetic, or architectural characteristics of the Village, the State, or the United States.* The Commission found this criteria to be met.
2. *The structure, building, site, or area is closely identified with a person or persons who significantly contributed to the development of the Village, the State, or the United States.* The Commission found this criteria to be met. The house was designed by Frank Lloyd Wright, one of the most well-known and prolific architects in American history and the pioneer for what came to be known as the Prairie School architectural style. The Bagley House has been recognized by Wright scholars as an important early design. It has been featured in numerous books and articles and was photographed in the 1940s as part of a series documenting Wright's work in suburban Chicago.
3. *The structure, building, site, or area involves the notable efforts of, or is the only known example of work by, a master builder, designer, architect, architectural firm, or artist whose individual accomplishment has influenced the development of the Village, the State, or the United States.* The Commission found this criteria to be met. The Bagley House was designed by Frank Lloyd Wright, was constructed in 1894, and is an early example of his designs and experimentation with elements that later been critical components of the Prairie Style. The Bagley House has several features that point to Wright's developing style, including the open floor plan of the first floor public rooms, the deep porch and the attached octagonal library.
4. *The unique location or singular physical characteristics of the structure, building, site, or area make it an established or familiar visual feature.* The applicant did not check this criteria, but the Commission believed that the octagonal library is a significant feature that is rare and that the Home and Studio in Oak Park was modeled after the design of the Bagley House. The Commission found this criteria to be met.
5. *The activities associated with a structure, building, site, or area make it a current or former focal point of reference in the Village.* Commissioner Braden stated at the meeting that the house is

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associated with Ms. Bagley, who is associated with several philanthropic contributions to Hinsdale. In addition to other social reform efforts, Ms. Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of Hinsdale. There was a discussion between Commissioners on if this criteria was applicable. It was determined that the original homeowners were important and the house would be used for future educational efforts as a focal point of history in the Village. The Commission found this criteria to be met.

6. *The structure or building is of a type or is 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.* The Commission and applicant found this criteria was not applicable and the house did not meet this criteria.

B. Architectural Significance:

1. *The structure, building, site, or area 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.* The Commission found this criteria to be met. The Bagley House has several features that point to Wright's developing style, including the open floor plan of the first floor public rooms, the deep porch and the attached octagonal library. The gambrel-roofed Dutch Colonial house has a plan somewhat similar to several other Wright designs of the 1890s.
2. *The structure, building, site, or area embodies elements of design, detail, material, or craftsmanship of exceptional quality.* The Commission found this criteria to be met. The octagonal library is of exceptional quality and represents elements of design later used by Frank Lloyd Wright in the well-known Prairie Style of architecture. Original interior features, including doors and wood work, have been well-preserved. Marble Ionic porch columns and marble facing on the foundation and chimney were provided by Mr. Bagley's business.
3. *The structure, building, site, or area exemplifies or is one of the few remaining examples of a particular architectural style in terms of detail, material, and workmanship which has resulted in little or no alteration to its original construction.* There was a discussion on if this criteria was met. The Commission found this criteria to be met. Because Mr. Bagley was a marble merchant, the house includes marble incorporated throughout its design. The porch columns, decorative pots on the front porch, the chimney, foundation base, and other interior elements were all constructed of marble. It was noted that the first floor is well preserved. Many elements of the house are also well-preserved. The 1983 two-story, glassed addition was completed at the rear of the house and was done appropriately with respect to the original architecture. A pergola connects the addition to an octagonal sunroom that echoes the library on the north side of the house. The house was originally sheathed in cedar shingles, including the gambrel roof. The house is now covered in horizontal siding. The original shingle siding remains on the walls, underneath this 20th-century alteration. New owners plan to restore the house and, in particular, its original cedar-shingled appearance.
4. *The structure, building, site, or area 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.* The Commission did not find this criteria to be met and is not applicable to this case.

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C. Historic Significance:

1. *The structure, building, site, or area is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.* The Commission found this criteria to be met. Built in 1894, the Bagley House has several architectural elements that point to Wright's developing architectural style. The house is known to be the only example of a Frank Lloyd Wright designed house in the Village.
2. *The structure, building, site, or area has a strong association with the life or activities of a person or persons who has significantly contributed to or participated in the historic events of the United States, the State, or the Village.* The Commission found this criteria to be met. The house is designed by Frank Lloyd Wright, one of the most well-known and prolific architects in American history.
3. *The structure, building, site, or area is associated with an organization or group, whether formal or informal, from which persons have significantly contributed to or participated in the historic events of the United States, the State, or the Village.* The Commission found this criteria to be met. In addition to being associated with Frank Lloyd Wright, the Bagleys were notable in Village history and on a wider scale. Of note, Ms. Bagley was involved in social reform efforts centered around Jane Addams and Hull House. In addition to her work on tenement house reform and child labor issues, Mrs. Bagley worked closely with Addams and other important social reformers to establish the first Juvenile Court in the nation in 1899. Grace Bagley was also on the board of the Hinsdale Fresh Air Association, an organization that brought underprivileged children from the city to enjoy the healthy country air of Hinsdale.
4. *The structure, building, site, or area is associated with a notable historic event.* The Commission did not find this criteria to be met and is not applicable to this case.
5. *The structure, building, site, or area is associated with an antiquated use due to technological or social advances.* The Commission did not find this criteria to be met and is not applicable to this case.
6. *The structure, building, site, or area is a monument to, or a cemetery of, an historic person or persons.* The Commission did not find this criteria to be met and is not applicable to this case.

RECOMMENDATION: Based on the findings set forth above, the Village of Hinsdale Historic Preservation Plan Commission, by a vote of six (6) ayes and zero (0) nays, with one (1) absent, recommended to the President and Board of Trustees approval of Case HPC-02-2022 – The Bagley House – 121 S. County Line Road – Application for Local Landmark Designation.

Signed: _____

John Bohnen, Chairman
 John Bohnen, Chair
 Historic Preservation Commission
 Village of Hinsdale

Date: _____

JUNE 1, 2022