



# HISTORIC PRESERVATION COMMISSION

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**TO:** Historic Preservation Commission

**FROM:** Kerilyn Weick, Senior Urban Planner

**DATE:** October 26, 2022

**CASE NO:** HPC 1086-2022

**SUBJECT:** Public Hearing on the request of Colleen Johnson, of the Peoria Historical Society, to designate the dwelling located at 942 NE Glen Oak Ave (Parcel Identification No. 18-04-283-007), Peoria, IL as a local historic landmark (Council District 3)

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## **OWNER CONSENT AND NOTIFICATION:**

The owner and applicant are the same. Notification was published in a newspaper of general circulation; and, notice was posted in the form of a sign on the subject property. As a courtesy, mailed notification of the time and place of the public hearing was provided to property owners within 250 radial feet of the subject site. All notices were sent no less than 15 days prior to the meeting date.

## **REQUEST SUMMARY:**

The applicant and property owner, the Peoria Historical Society submitted a request to designate the structure located at 942 NE Glen Oak Ave as a local historic landmark on September 19, 2022. The application is based on 6 criteria for designation of a local historic landmark. Please refer to the attached application including photos and narrative description.

Note that Section 16-86 of the Peoria Historic Preservation Ordinance places an interim control on the property for a maximum of 180 days, beginning the date the application is received, until a final decision is made. During this time, the property is treated as if already designated: a certificate of appropriateness (approval from the Historic Preservation Commission) is required for alterations, interior construction that affects structural members, exterior construction, removal of significant landscaping, and exterior demolition.

## **CRITERIA:**

Per Historic Preservation Ordinance Section 16-38, the Commission must determine if a nominated property, structure, or area meets three or more of the following criteria:

1. Its character, interest, or value as part of the development, heritage or cultural characteristics of the city, the county, the state or the United States of America.
2. Its location as a site of a significant local, county, state or national event.
3. Its identification with a person who significantly contributed to the development of the city, the state or the nation.
4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.
5. Its identification as the work of a master building designer, architect or landscape architect whose individual work has influenced the development of the city, the state or the nation.
6. Its embodiment of elements of design, detailing, or craftsmanship that render it architecturally significant.
7. Its embodiment of design elements that make it structurally or architecturally innovative.

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature.
9. Its character as a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance.
10. The owner's consent.

**OPTIONS:**

The Commission has the following options:

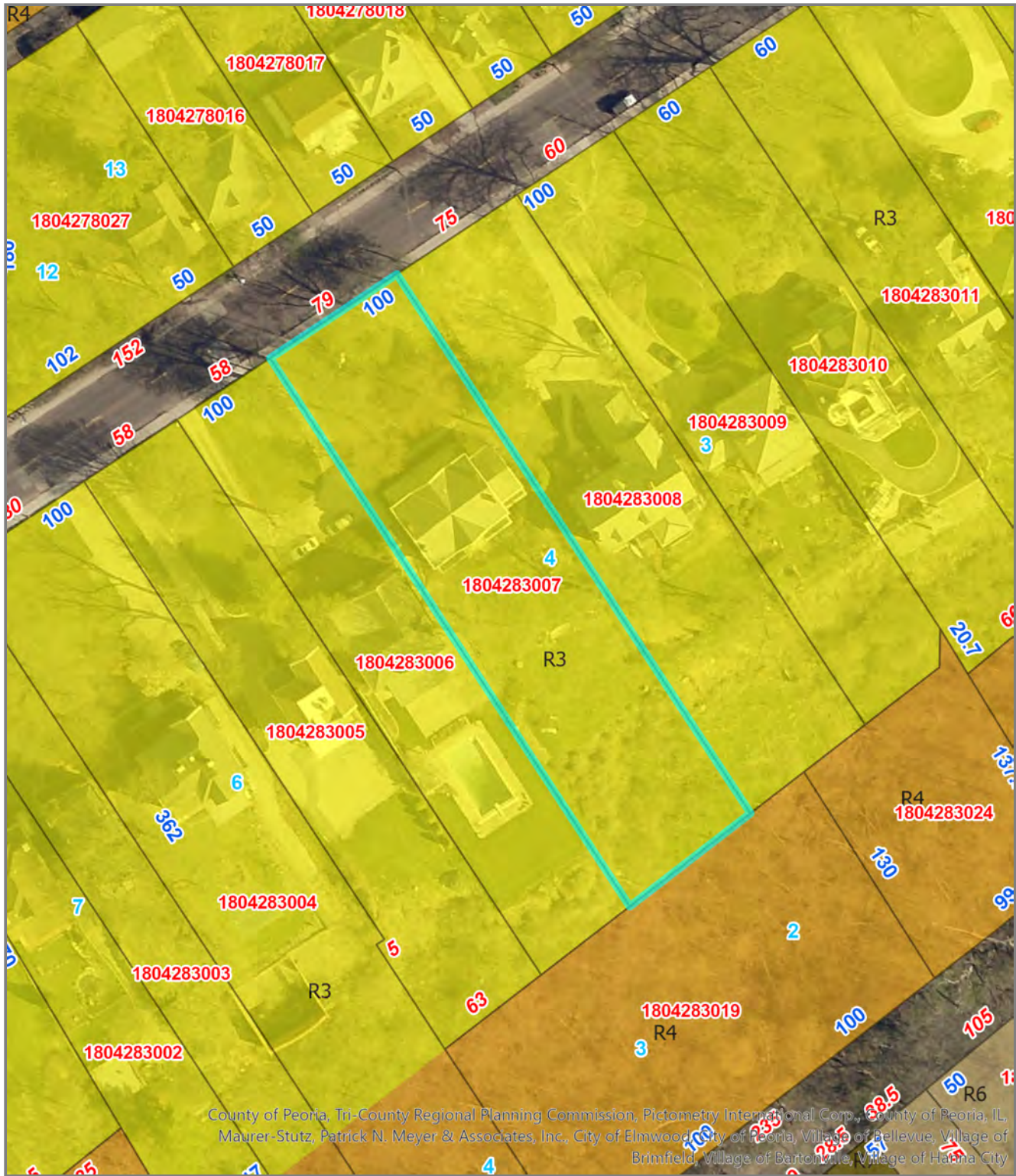
- Grant the requested designation; or
- Modify the requested designation (the Commission may not modify a designation to extend beyond the property described in the application unless a new application is filed and the procedure repeated); or
- Deny the requested designation (per Section 16-86, the denial effectively ends the designation process and no future applications may be submitted for 12 months for designation of any of these properties. Per the Ordinance, the Commission has the discretion to extend this time for an additional twelve (12) months.

A decision by the Commission to grant a designation shall operate as a recommendation to the City Council, which shall take final action. If the City Council votes to deny the designation, no application related to the same property may be filed during the twelve (12) months following denial by the City Council.

**ATTACHMENTS:**

1. Zoning Designation
2. Aerial Image
3. Application for Local Historic Landmark Designation (name and address of the property owner)
4. Common Street Address and Legal description
5. Description of the Property
6. Map of Boundaries
7. Exterior and Interior Photos
8. Initialized Application Checklist by the Executive Director

# Zoning 942 NE Glen Oak



County of Peoria, Tri-County Regional Planning Commission, Pictometry International Corp., County of Peoria, IL, Maurer-Stutz, Patrick N. Meyer & Associates, Inc., City of Elmwood, City of Peoria, Village of Bellevue, Village of Brimfield, Village of Bartonville, Village of Hanna City

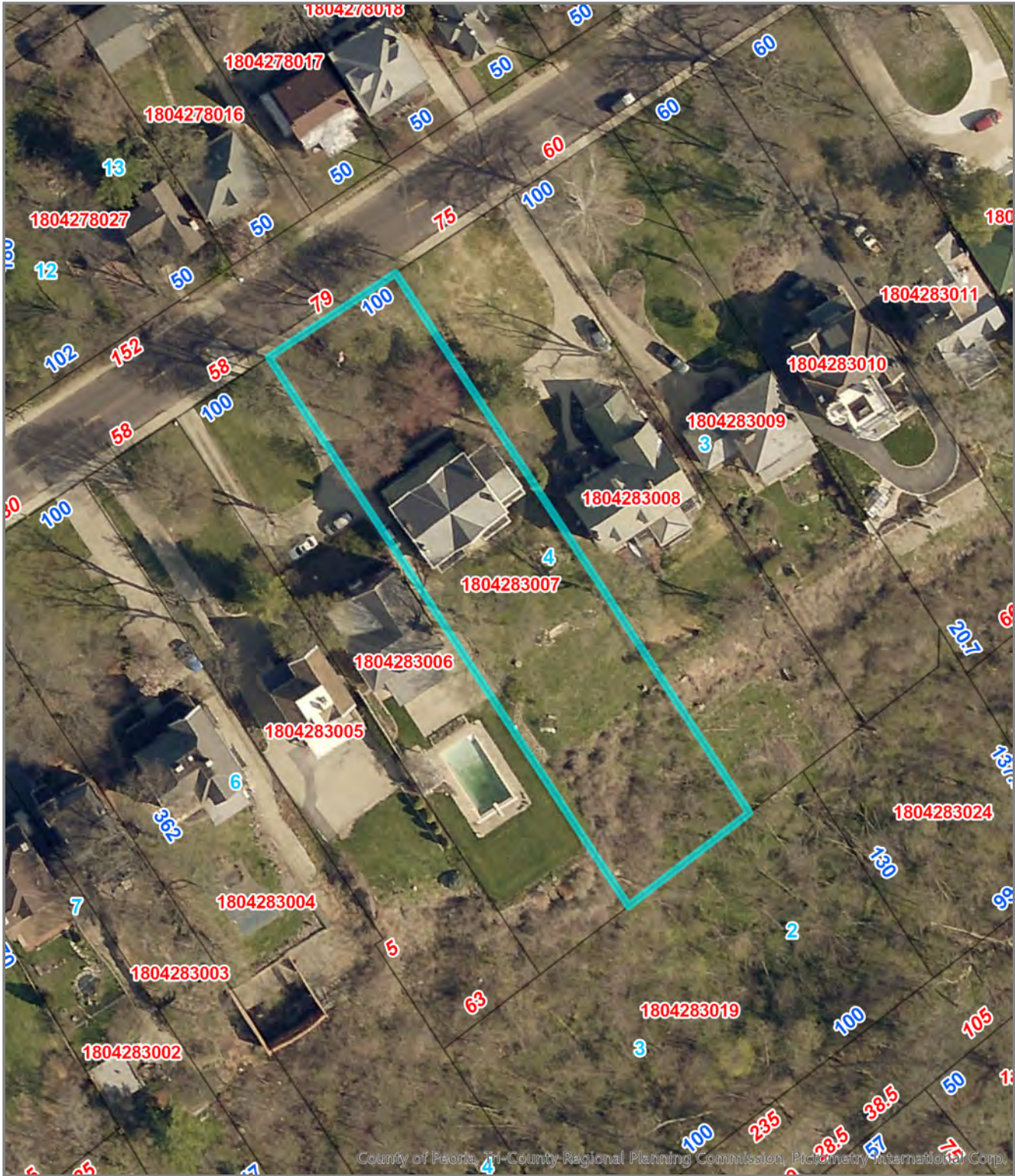


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Map Scale  
**1 inch = 100 feet**  
 10/17/2022



# 942 NE Glen Oak



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# Local Historic Landmark/District Application

City of Peoria Historic Preservation Commission

**Property Information:**

(The property proposed for designation. For a district, give a location such as 800 block of NE Perry or give the district a name.)

Address: \_\_\_\_\_

SEE ATTACHED COMPLETE APPLICATION

**Applicant:** (The person/organization applying.)

Name: \_\_\_\_\_

Company/Neighborhood Association: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Daytime Phone: (\_\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

Applicant Signature: Colleen D. [Signature] Date: Oct 4, 2020

**Additional Required Information:**

- Include a map that identifies the boundaries of the property proposed for designation.
- Include labeled, color pictures of each of the properties proposed for designation.
- If you desire to prepare the application on a computer or typewriter, sheets may be attached, but please use the following pages as an outline and indicate all data in the order it is requested on the following pages to maintain consistency. All information is required.

**LANDMARKS**

For the property to be designated complete the following pages:

**DISTRICTS**

For each individual property to be designated complete the following pages. Make copies if necessary:

Also provide on a separate sheet and narrative that describes the distinguishing characteristics of the proposed district and setting forth reasons in support of designation. Specifically, it is helpful to the petition to indicate how the area is significant in terms of local or national development methods and trends, local or national individuals/residents, or architectural styles.

***The narrative must show how the proposed district meets one or more of the designation criteria (Section 16-38 of the Historic Preservation Ordinance).***

# Flanagan House • Historic Preservation Commission Peoria Landmark Application • October 2022

## Property Information / Address:

- 942 NE Glen Oak Ave. / Peoria, IL 61603

## Applicant:

- Ms. Colleen Johnson, Executive Director  
Peoria Historical Society  
611 SW Washington St. #A  
Peoria, IL 61602  
  
309.674.1921

## Additional Information:

- Property map – See Attached
- Property photos – See Attached

## Individual Property Information:

- 942 NE Glen Oak Ave. / Peoria, IL 61603
- Tax ID Number 18-04-283-007

## Owner:

- Owner and applicant are the same.
- Owner consents to designation.

## Legal Description of Property:

- Sixty-five (65) feet of even width by full depth of lot off the Southwesterly side of Lot Four (4) and fourteen (14) feet of even width by full depth of lot off the Northeasterly side of Lot Five (5) in Range One (1) in Flanagan's Second Addition to the City of Peoria, situate, lying and being in the City of Peoria, County of Peoria and State of Illinois.

## Physical & Historical Characteristics:

### Architectural Design & Layout

The architectural style of the Flanagan Residence is Federal or Post-Colonial with classical entrances, motifs, and detailing on both the north and south sides of the house. The Flanagan Residence is in its original location and is almost entirely in its original condition except for the fact that the Kitchen in later years was brought upstairs from the English Basement to the First Floor level and indoor plumbing was installed. A Bathroom was added on the Second Floor in later years; and a half-bath was added as well on the First Floor for use by the public. The

Basement level has been painted and waterproofed and except for the Boiler Room, converted into space for historical exhibits.

The Front Parlor on the west side runs from the front of the house to the back. The Entrance Hall runs from front to back with a wide porch on both the front and back of the house. The stairway to the Second Floor leads from this Entrance Hall.

The south side of the house was considered the front of the house in its original design since it overlooked what was then the original Town of Peoria. The house was approached from this side originally since the north side (North Glen Oak Street, the present front) was not platted until later. Thus the house could be said to have a double front. The transverse gables were added to the original roof profile circa 1876.

To the left of the Main Entrance Hall is a Library and Main Dining Room. The Library is now used as a museum, office, and small gift shop. The Pantry off of the Kitchen has been converted into a Library Work Room. The Kitchen and Pantry were added as an East Wing to the house approximately fifty (50) years after the original house was constructed. These were replaced again in 1905.

The Second Floor of the original house contains four bedrooms plus a small Sewing Room or Morning Room at the end of the Central Hall. This room is on the south side and overlooks the original town and the Illinois River. A Second Floor small porch is accessible from this room.

The house is of solid brick masonry bearing wall construction. This brick masonry has been cleaned and tuckpointed several times. The roof is gray Ohio slate, which has become thinner over the decades through wear and tear.

The front and back porches are embellished with very ornate wrought iron posts and railings. The grapevine pattern of the wrought iron was supposed to have been brought from France via New Orleans, although this has not been verified. The short flight of steps from the porches to the ground are also embellished with similar wrought iron. The porch roofs slope for drainage and are of painted tin.

### *Construction & Historical Background*

The Flanagan Residence was built by Judge John C. Flanagan, who was born in Philadelphia in 1806, and educated on the East Coast and at Oxford University.

One story says that his father acquired a 620-acre tract from local Native American tribes in 1824. The land was reported to extend from the present McClure Avenue to Hamilton Boulevard and from Glen Oak to the Illinois River.

Another, more detailed story, says that early in 1831 John C. Flanagan came to Peoria and bought 20 acres of the East Bluff, including the property at 942 N. Glen Oak, for \$500. He was joined by his mother and two sisters, Louise and Mrs. David Maxwell.

In 1837 he erected the residence at 942 N. Glen Oak which was the first Bluff street and was on a stagecoach route from Chicago to Kaskaskia. An inn is said to have stood where St. Francis Medical Center now stands, which is at 530 NE Glen Oak. Thus, the Flanagan House is the oldest extant residential structure in the Greater Peoria Community.



Lumber, lime, and glass were hauled here from Chicago for construction of the House. Walnut trees on the Flanagan land were processed in a sawmill erected here, and brick for the 15-inch thick walls was also manufactured here. Limestone for the foundations, which are two-feet thick, was obtained from the Kickapoo Valley through the help of those same Native American tribes. The floor joists, 4-inches by 12-inches in profile, are of solid walnut.

As noted above, the house also has ornamental ironwork with a grape design, imported from France in 1852 and probably brought up the Illinois River from New Orleans.

Abraham Lincoln is believed to have been a guest in the Flanagan House, and a plaque on the wall in an upstairs bedroom so testifies that he was a guest during the Lincoln-Douglas Debates and Campaigns of 1854 and 1860.

The house was built only eighteen (18) years after the first European settlement in Peoria in 1819. The A. T. Andreas Atlas for 1834 has a map for only seven wood frame houses and "three times that number of log tenements". Thus, this brick edifice built on the East Bluff, overlooking the Illinois River, must have been a dramatic sight indeed.

### **Applicable Designation Criteria • Section 16-38 • Peoria Historic Preservation Ordinance**

The Flanagan House meets or exceeds the following six (6) designation criteria as outlined in the City of Peoria Historic Preservation Ordinance:

- *(1) Its character, interest or value as part of the development, heritage or cultural characteristics of the city, the county, the state or the United States of America deems it historically significant.*

As mentioned above, the Flanagan House is the oldest extant residential structure in the Greater Peoria Community. It was constructed a mere eighteen (18) years after the first European settlement in Peoria, which occurred in 1819. It was the first home constructed of masonry on the East Bluff, ultimately leading to this area being developed as one of two "premier" edge-of-town residential areas for Peoria (the other one being the West Bluff residential area). Curiously, the Flanagan House arrived before Glen Oak Avenue, so has the incredibly unique distinction of having two front facades (which are virtually identical in design, detailing, and embellishment).

Also as mentioned above, there is good reason to believe that President Abraham Lincoln was a guest at the Flanagan House, during the Lincoln-Douglas Debates and Campaigns of 1854 and 1860.

- *(2) Its location as a site of a significant local, county, state or national event.*

As described elsewhere in this submission (including for criterion number one above), the Flanagan House was the site for a variety of significant events, of both local and more global import, during its long history. Additionally, from a more urban fabric perspective, this stately mansion served as a key catalyst in the creation of the Glen Oak Avenue (East) bluff-based residential neighborhood. Considered as "farmland at the edge of town" at the time of its development, this neighborhood remains to this day, some 180 years later, as a location for elegant and stately living in the Greater Peoria Community.



Two (2) other aspects of this location are of significance. When designed and built, the Flanagan House was the first masonry structure in this part of town, all others before it being made of wood frames or even rough-hewn logs. Furthermore, Glen Oak Avenue was not developed at that time of construction, so the house was approached from the river bluff side. This resulted in a residence with two, virtually identical “front” facades.

- (4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.

A significant architectural aspect of the Flanagan House is its context in the urban fabric of Peoria. Certainly, it serves as a fine example of Federalist or Post-Colonial design. Yet, well beyond that, it is unique in having two almost identical front facades, due to the evolution and development of the “human settlement” of Peoria that occurred around it during its 184-year history.

When first built, the Flanagan House was approached from the beautiful and dramatic bluff side of Peoria, and thus that bluff façade served as its front door and the sweeping bluff lawn as its front yard. Many years later, Glen Oak Avenue was platted, and the bluff itself was no longer a “public path for circulation” for this part of the City of Peoria. Thus, the Flanagan House had to turn itself around, with its front door becoming its back exit, and a new sweeping lawn to the west side serving as its new front yard.

- (6) Its embodiment of elements of design, detailing, or craftsmanship that render it architecturally significant.

As noted above, the Flanagan House as an ensemble represents the Federal or Post-Colonial style of architecture with classical entrances, motifs, and detailing on both the north and south sides of the house. The beauty of this quietly monumental style extends to the craftsmanship found on both the exterior and the interior of the edifice. On the exterior, brick, stone, and wood are all used in finely-shaped ornament at doors, windows, eaves, and other wall and roof elements. Very ornate wrought iron posts and railings in a grapevine pattern can be found at both the front and rear porches, which offer a striking contrast to this clean, classical Federalist style. At the interior, woods and plasters are richly-crafted at floors and bases, doorways and fireplaces, chair and picture rails, and elegant stairways.

- (8) Its unique location or singular physical characteristics that make it an established or familiar visual feature.

The Flanagan House has served as one of two symbols of the Peoria Historical Society for the Greater Peoria Community since it was donated to the organization sixty-eight (68) years ago. It is located in one of the oldest heritage neighborhoods in Peoria, and stands proudly next to many similarly-historic stately mansions along Glen Oak Avenue in the East Bluff. In 1975, the Flanagan House was added to the National Register of Historic Places. And, it was listed as a contributing property to the (Local) Glen Oak Historic District, which was approved by the Peoria City Council in 1991.

- (10) The owner(s) consent.

The Peoria Historical Society and its Board of Directors have voted unanimously to submit their Flanagan House property to the City of Peoria Historic Preservation Commission for local landmarking.

**Current Use of the Property**

- Other, as a Historical House Museum, open to the public.

**Current Occupancy Status**

- Occupied.

**Current Property Physical Condition**

- Excellent.

**Has the property been significantly altered ?**

- Not since its transfer to its current Owner, the Peoria Historical Society.

**Is this the original site of the structure ?**

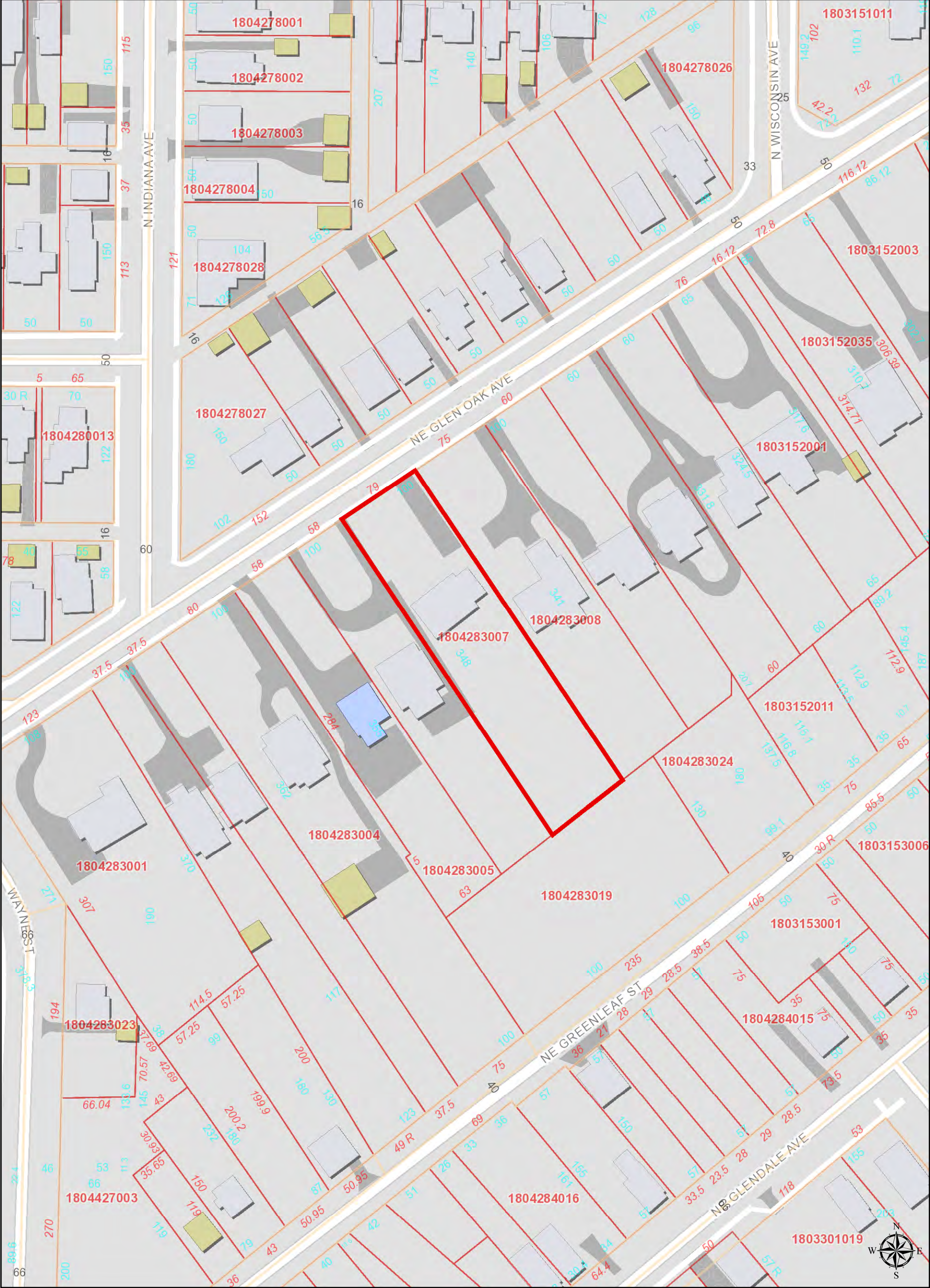
- Yes.

**Period of construction or significance ?**

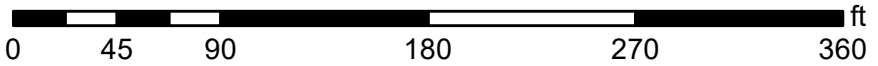
- 19<sup>th</sup> century.



# Peoria County, IL



1 inch = 83 feet



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Peoria County, IL  
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**Photo A • Historic view from former front yard towards Peoria and the Illinois River**





**Photo B • Historic view of Glen Oak Avenue front façade of Flanagan House**



**Photo C • Current view of bluff façade (former front façade) of Flanagan House**





**Photo D • Current view of Glen Oak Ave façade (current front façade) of Flanagan House**



**Photo E • Current view of central foyer and hallway of Flanagan House**





**Photo F • Current view of main dining room of Flanagan House**



**Photo G • Current view of main parlor / living room of Flanagan House**