

559 Franklin Avenue, River Forest, Illinois

June 18, 2026

1. Applicant's name:
Cristin and John Duffy
2. Owner's name:
Cristin and John Duffy
3. Street address and plat available:
559 Franklin Avenue, River Forest, Illinois 60305. See Plat of Survey on architectural drawing A1
4. A brief description and photos of the structure:



The original structure is a large, three-story masonry residence designed in the Queen Anne/Victorian style. It features a prominent round corner turret, multiple gables, and expansive wraparound porch with classical columns. The home has a raised stone foundation, tall double-hung windows, and a complex slate, asymmetrical roofline characteristic of late 19th- to early 20th-century residential architecture.

Forest Leaves

Thursday , April 29th, 1954

afternoon at 559 Franklin, causing an extra alarm fire for the River Forest department The blaze originated with the burning of trash in a burner set too close to the building, owned by Dr A H Conley The upper story of the structure was gutted by the flames Boy Injured When Struck By Ball Bat Michael Simon, 12, of 1218 Franklin, suffered a laceration of the left forehead and was treated at Oak Park hospital Wednesday of last week, after he had been struck with a baseball bat on the Roosevelt school grounds WA TE WATER EVERYWHERE, BUT • • Summer Drought Could Calise Trouble Again This week, with...

Forest Leaves Oak Park Illinois Thursday , April 29th, 1954 Page : 5

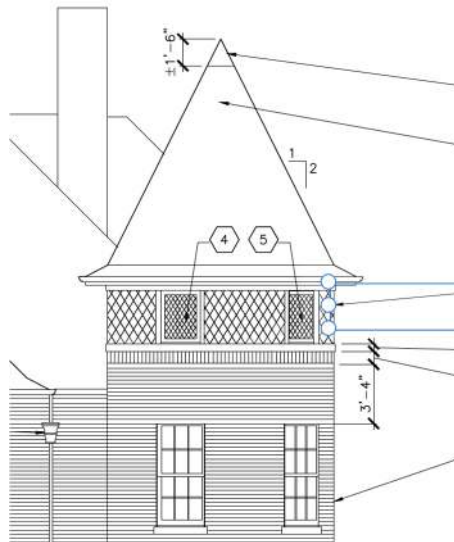
In 1954 a fire destroyed the third-floor turret and front gable roof. The turret was not rebuilt and the third-floor gable was rebuilt as a hip roof. See photo below.



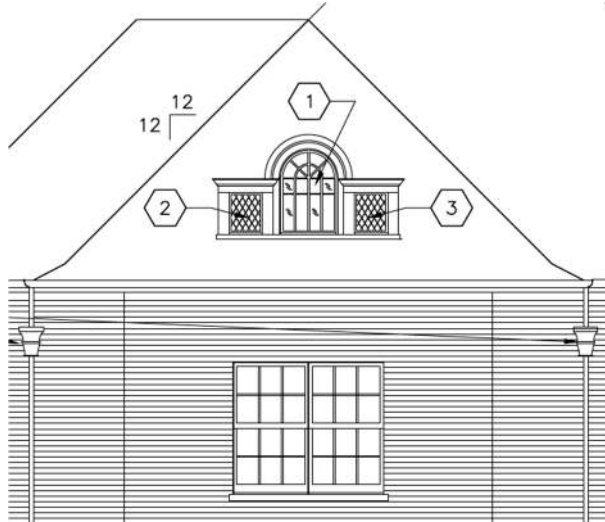
5. A detailed description of the proposed demolition, together with pictorial renditions indicating how the proposed changes will affect the property
 - a. All asphalt shingles will be removed down to sheathing to prepare for the installation of single-width composite slate shingles.



- b. Turret roof shingles/membrane will be removed to sheathing (framing to remain) to prepare for the addition of third-floor turret. See architectural drawings for more information.



- c. Asphalt shingles will be removed down to sheathing to prepare for new decorative dormer to be built on top of existing hip roof framing. See architectural drawings for more information.



- d. Select windows (see window schedule) to be removed to masonry opening. New windows to match Marvin windows previously installed. Photo of existing Marvin Window below.



- e. Existing rear vinyl siding to be removed to sheathing. New Hardie plank lap siding installed to match existing garage.



- 6. Identification of any architect or developer involved in the project:
David Crosby Architects, LLC