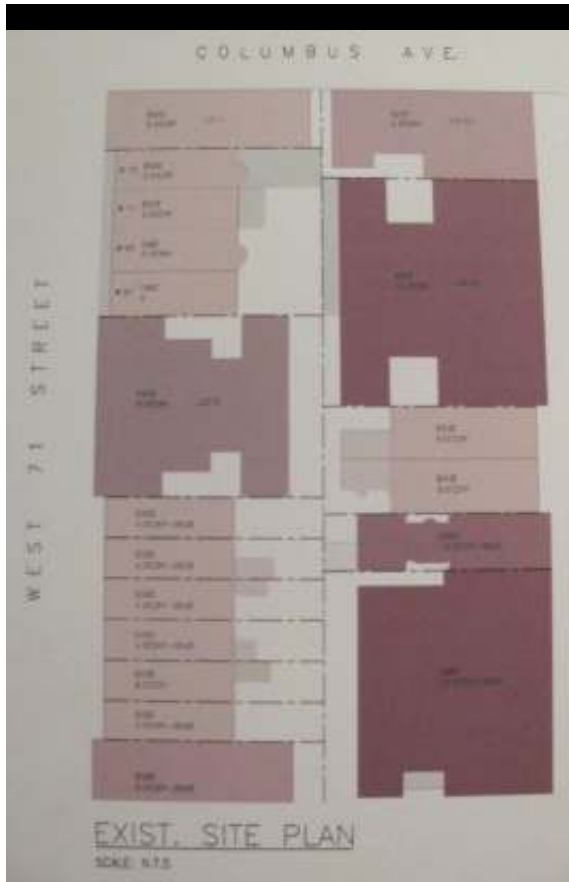




**67-69 West 71<sup>st</sup> Street**

Application to amend previously approved storefront design; construct rear yard additions



Existing



Previously approved



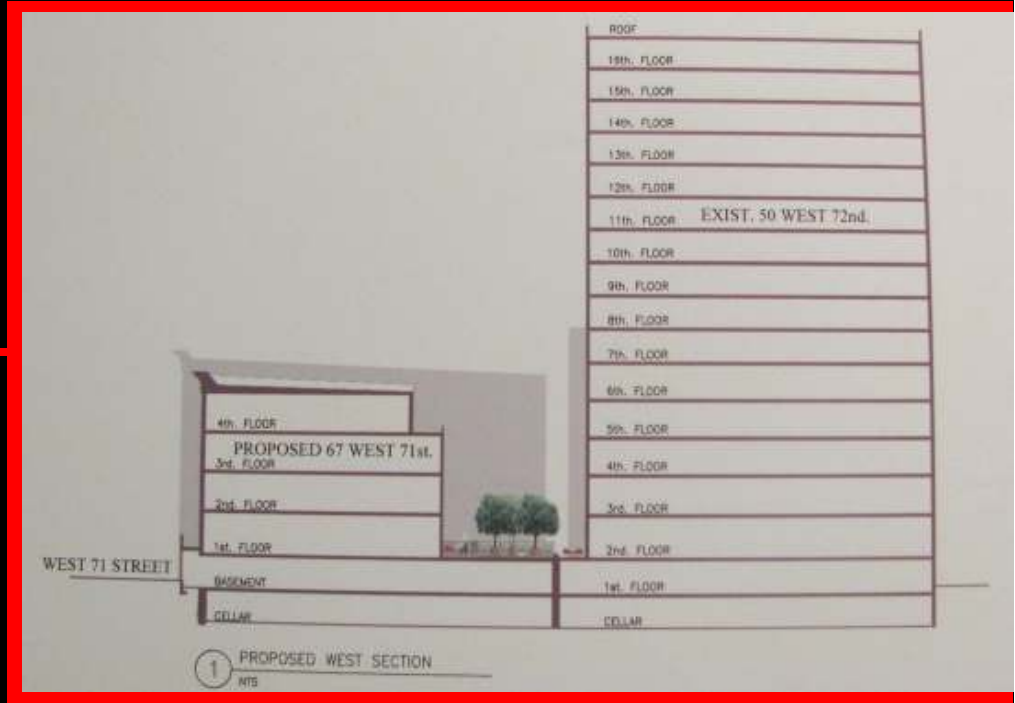
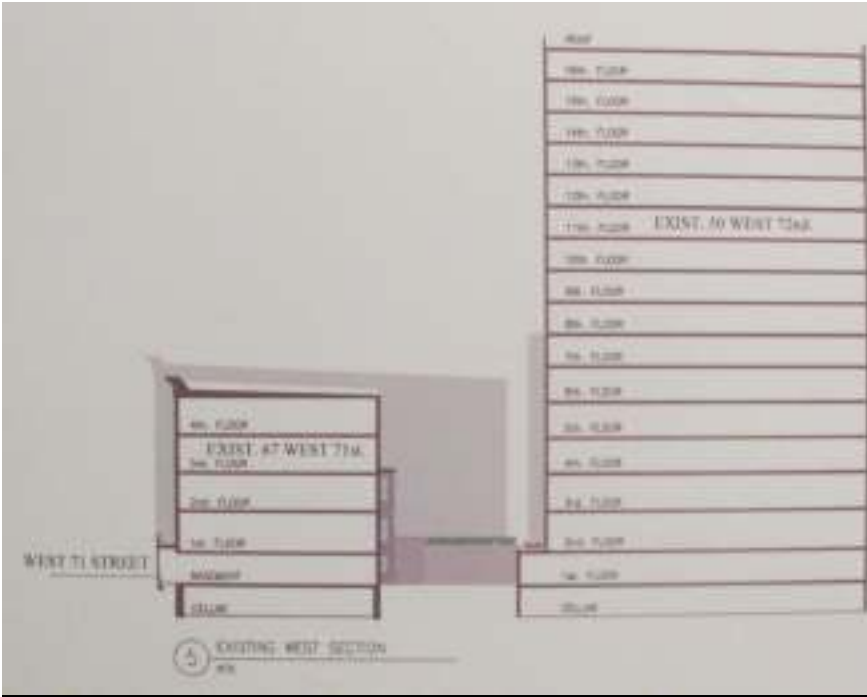
PROPOSED

### Rear yard/façade proposal overview (view above site plans)

Applicant previously applied to LPC for and received approval for full-width, full-depth rear yard additions at two easternmost properties (indicated as red block in "Previously approved" image).

Applicant now seeking to construct a rear yard addition projecting from the rear facades of those same two buildings, three floors in height (indicated as narrower red block above faded red block in "PROPOSED" image).

**Existing**



**PROPOSED**

As seen in section, looking West

**Previously approved**

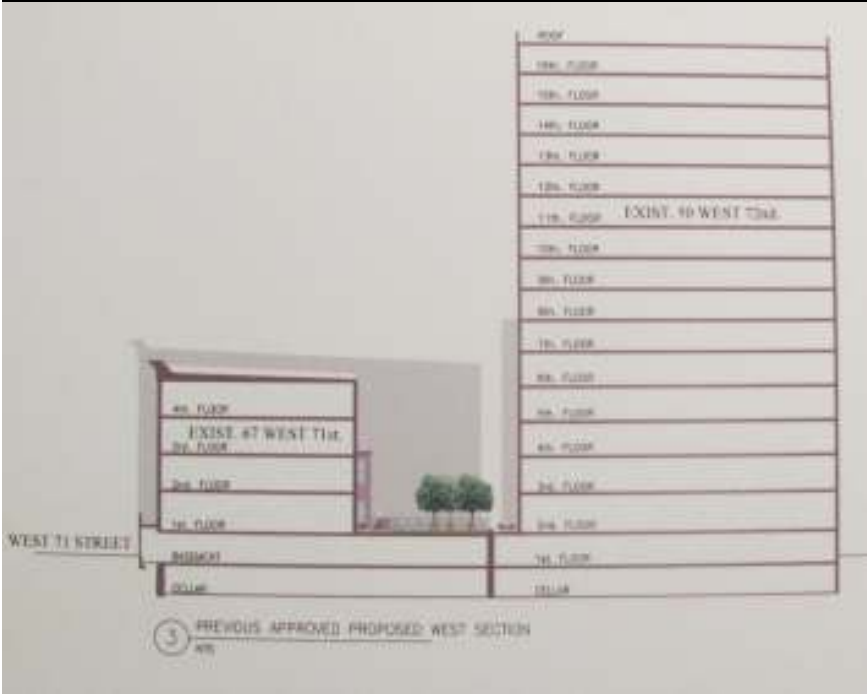




PHOTO #1  
(CURRENT CONDITION)

Existing



PROPOSED AERIAL VIEW #3

**PROPOSED**  
Aerial view of rear yard



PREVIOUS APPROVED PROPOSED MONTAGE

Previously approved

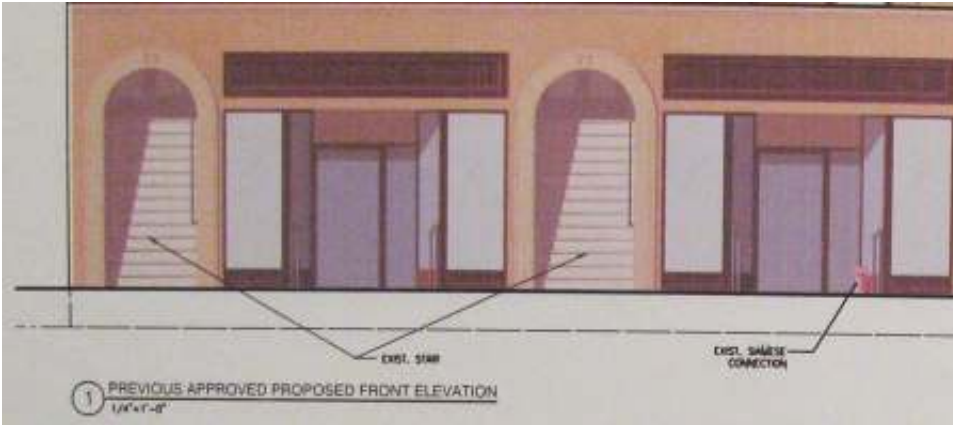




### **Proposed rear yard and rear façade**

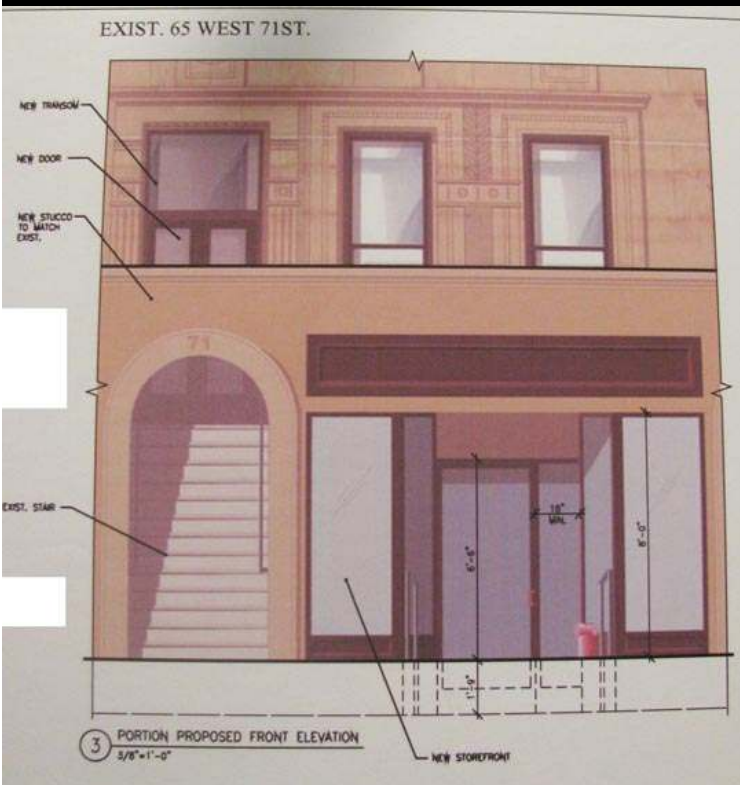
Three story addition extends 8' 7" feet beyond existing rear façade; proposed addition eliminates rear façade bay window (seen at matching building to East); addition provides balcony access for top floor of two row houses; additional landscaping elements added to previously approved rear yard infill's rooftop (more trees, planters, etc.)





**NOTE TO COMMITTEE:** It is not clear (to me) what is being amended. As this architect categorically refuses to acknowledge LW's calls or emails, I'm not able to gain further insight into what modifications should be detected.

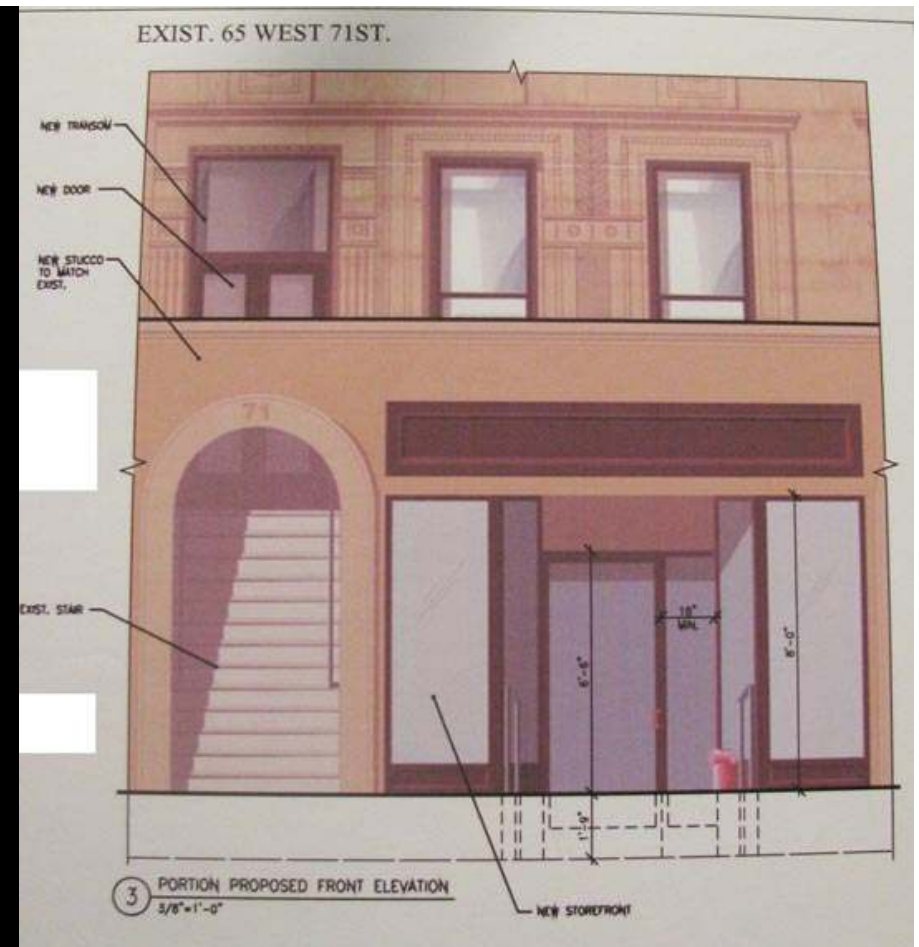
Previously approved storefront elevation



PROPOSED amended storefront elevation and rendering



Proposed 2008



Proposed 2012

**POINT OF REFERENCE:** The image labeled “Proposed 2008” indicates the storefront previously proposed for this series of buildings. LW! did not approve and Commissioners also noted, at the time, that the repeated storefronts were too monotonous/standard and should reflect a more nuanced ABAB pattern, to mimic the row houses to which they’re attached. No action was taken at the time of public hearing; possible that storefronts were altered at staff level to reflect what is now indicated as “previously approved” on other slides. LW! Will submit Records Access Request and will report findings back to Committee if they arrive pre-hearing (March 27<sup>th</sup>).