

ERNST ARCHITECT PLLC.

177 W BROADWAY 3RD FLOOR  
NEW YORK, NY 10013

291 WEST 4<sup>TH</sup> ST  
NEW YORK, NY 10014

STOOP  
REPLACEMENT

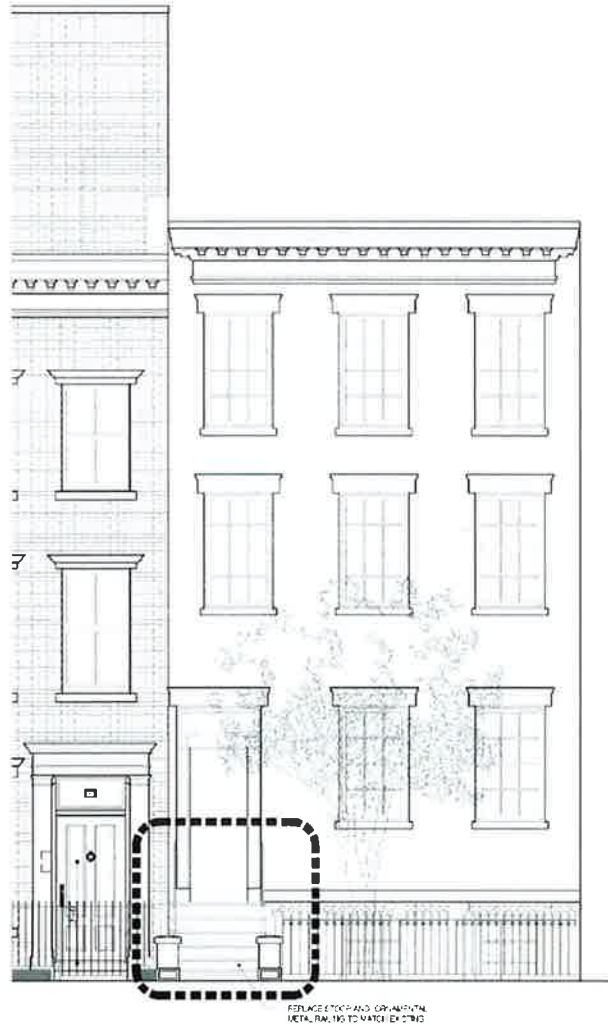


# BUILDING INFORMATION

- Address: 291 West 4<sup>th</sup> St.
- Floors: 4 Stories
- Block: 614
- Lot: 3
- Zone: R6
- Map # 12A
- Bin # 1010943
- C.B. 102
- Occupancy: Residential
- Landmark: Greenwich Village Historical District
- Const. Class: Class 3 – Non Fireproof
- Scope of work: Rebuild Existing Stoop and Decorative Railing



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1 BUILDING FRONT ELEVATION  
 SCALE: 3/4" = 1'-0"

201 W 4TH STREET ENTRANCE AND STOOP



AREA OF FRONT ENTRANCE  
 TO BE REFACED

201 W 4TH STREET ENTRANCE AND STOOP



EXISTING HANDRAIL TO BE REPLACED  
 WITH EXACT MATCH. PROVIDE  
 CONTROL SAMPLES FOR REVIEW  
 BY ARCHITECT AND LPC

RECONSTRUCT ENTIRE STOOP AND  
 POST PEDESTALS TO MATCH EXISTING  
 G.C. TO FOLLOW LPC  
 GUIDELINES AND TO PROVIDE  
 CONTROL SAMPLES FOR REVIEW  
 BY ARCHITECT AND LPC

2 PHOTO- STOOP LOCATION  
 SCALE: 1/4" = 1'-0"

**201 W. 4<sup>TH</sup> STREET**  
 NEW YORK, NY 10014

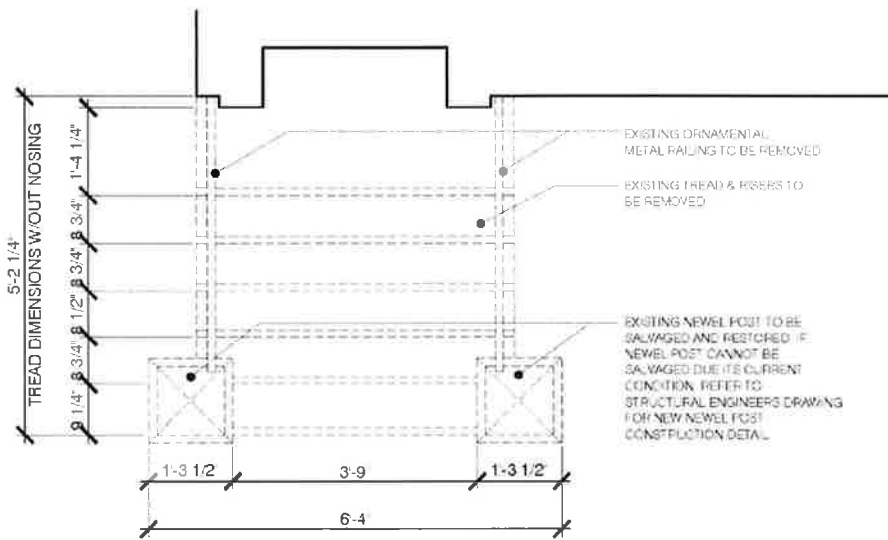
**FRONT ELEVATION & IMAGES**

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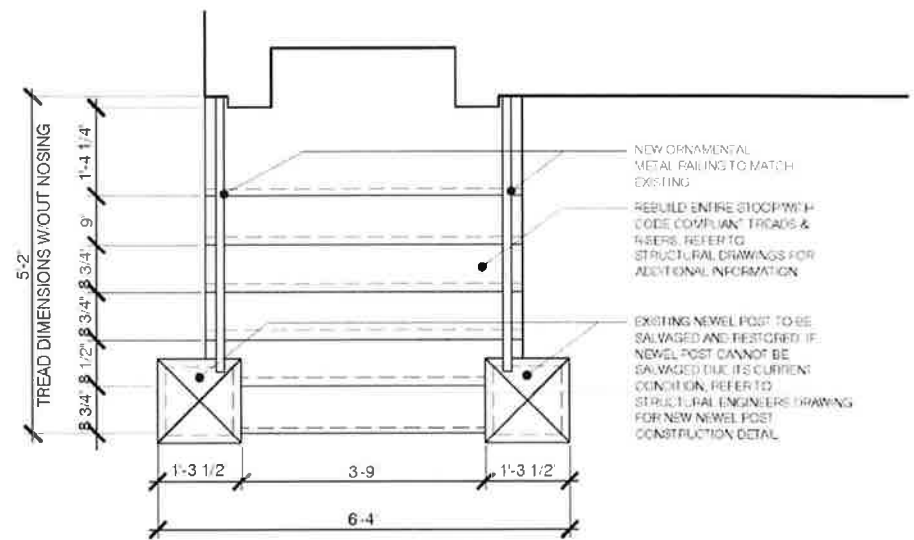


291 W. 4<sup>TH</sup> STREET  
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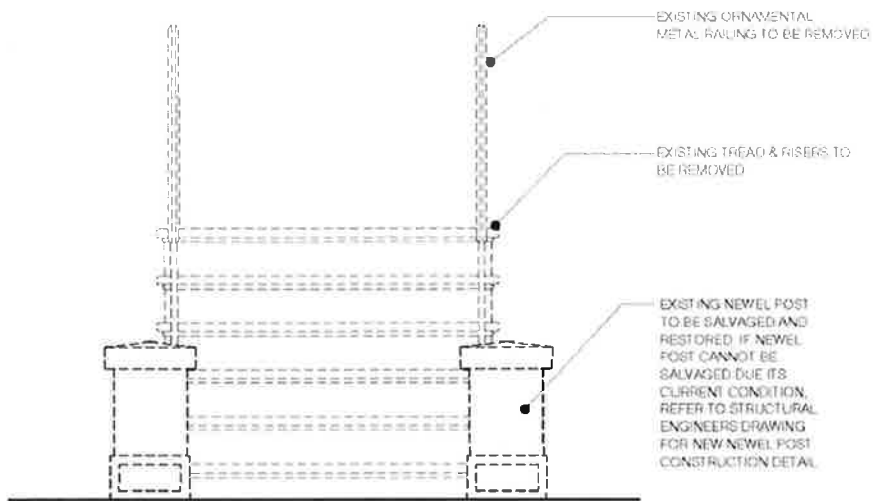
ADDITIONAL IMAGES OF EXISTING STOOP



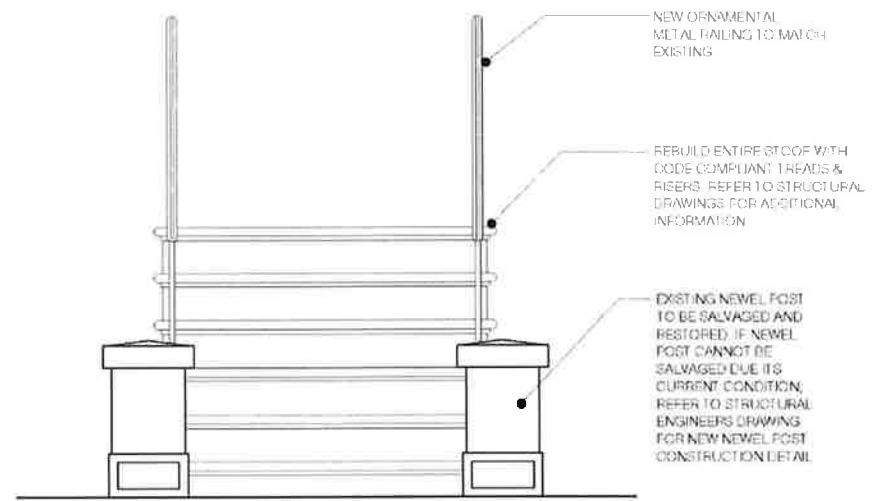
EXISTING STOOP PLAN



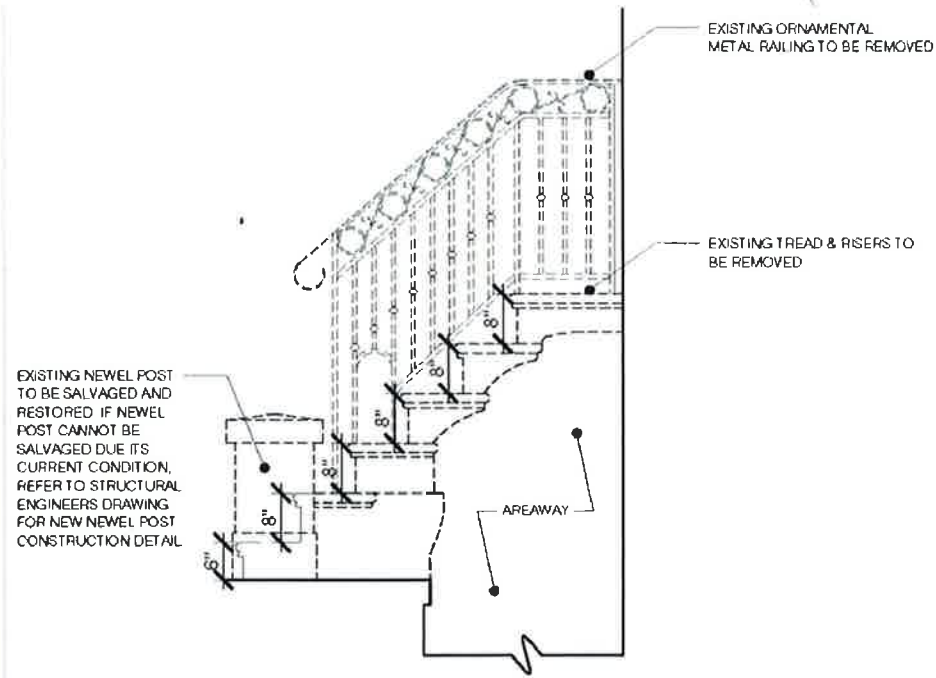
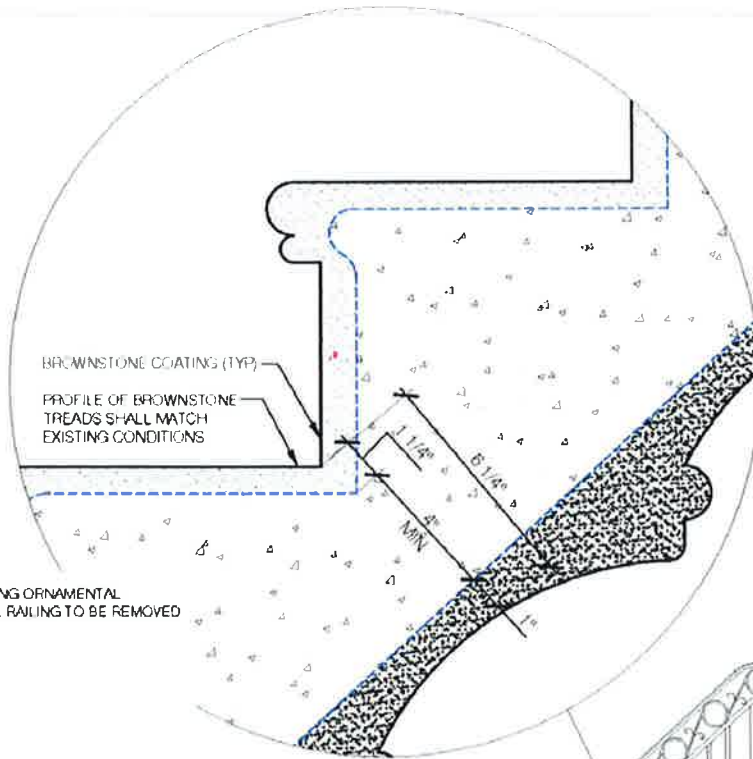
PROPOSED STOOP PLAN



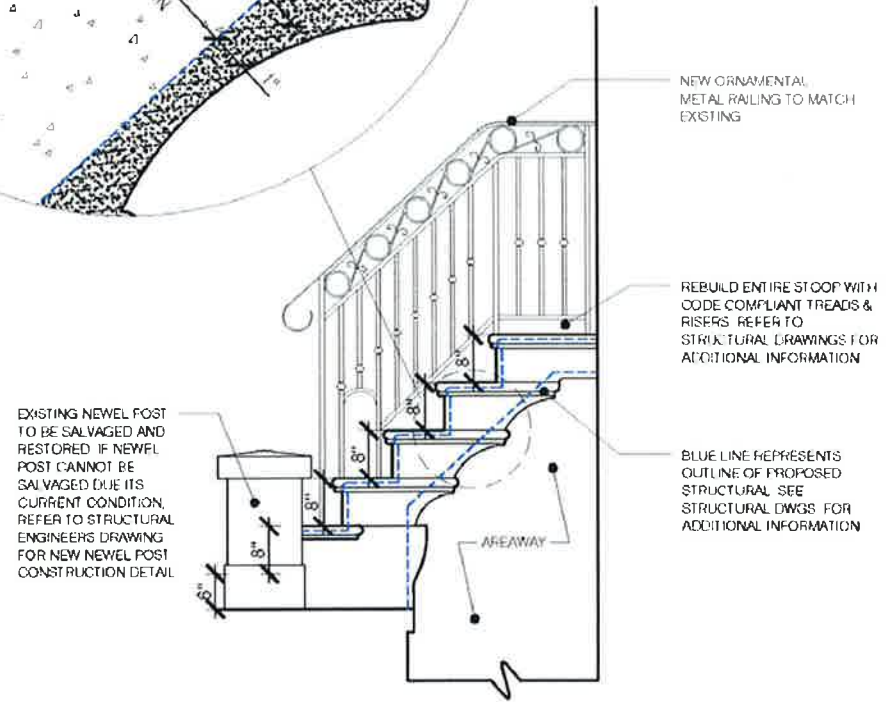
EXISTING FRONT REMOVAL ELEVATION



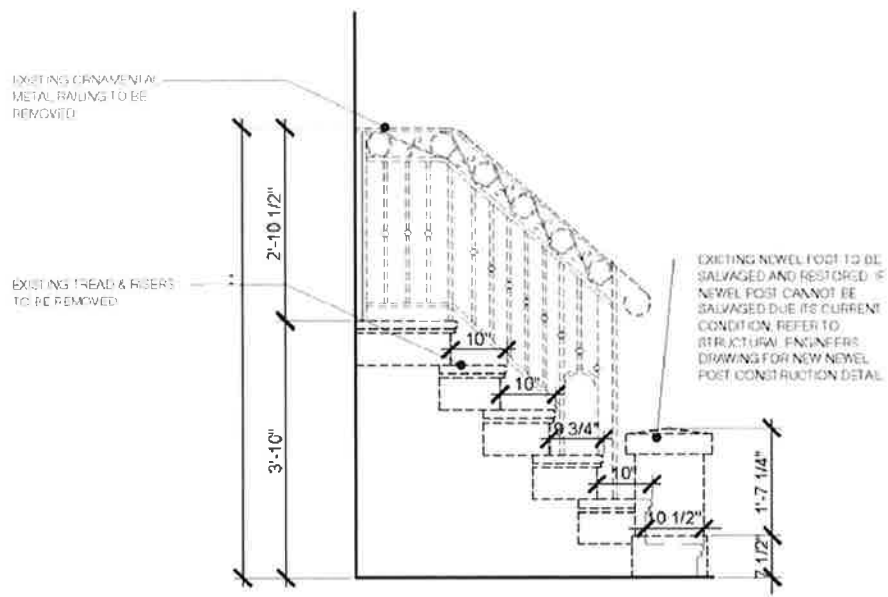
PROPOSED FRONT STOOP ELEVATION



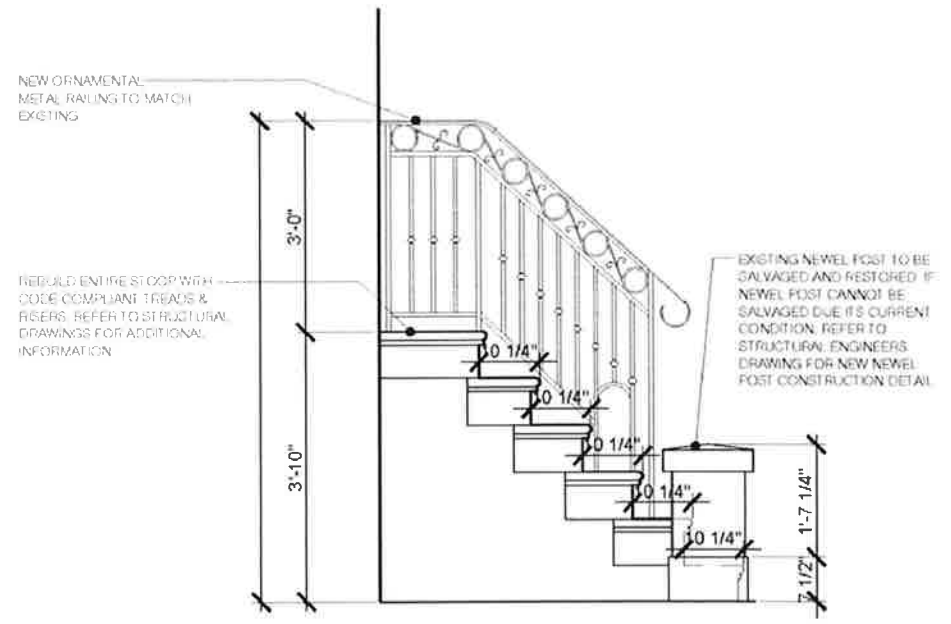
**EXISTING SOUTH ELEVATION**



**PROPOSED SOUTH ELEVATION**



EXISTING NORTH ELEVATION

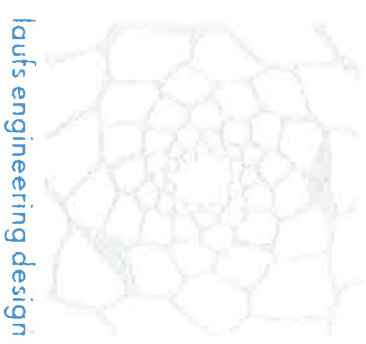


PROPOSED NORTH ELEVATION



25 Sept, 2013

To  
Land Marks Preservation Committee  
New York City



**RE: 291 West 4<sup>th</sup> Street  
Townhouse Renovation – Ground Floor Stoop Structural Review**

To whom it may concern

Laufs Engineering Design LLC ('LED') has been appointed to support the project from a structural point of view as related to the townhouse entrance stoop.

Following our previous conversation, site visits and engineering work, this is to confirm from a structural engineering point of view that the existing stoop for the above- mentioned project (*Figure 01*) in its current condition is structurally not safe for the following reasons:



*Figure 01: existing stoop for Townhouse 291 West 4<sup>th</sup> Street, Manhattan*



- current stoop construction is stone only, non-reinforced, showing a series of cracks and abrasion; water is able to penetrate into the stoop stone with likely risk of ice expansion during the winter season
- at stoop underside towards the building side, some material has been chipped away in the past, weakening the existing cross section
- existing metal handrail construction has a loose base connection into the stoop and shows corrosion

Any chipping of the existing stair in order to apply a new brownstone finish will further reduce the structural cross section and deteriorate the already compromised structure, and possibly lead to a collapse. Re-surfacing is in my opinion unsafe and the structure should be removed and cast new. All design work can closely re-create the historic and existing details.

It is therefore recommended from a structural point of view to demolish the existing stoop, which is currently not in a safe structural condition.

Sincerely,  
on behalf of Laufs Engineering Design ('LED')

*W. Laufs*

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New York City Special Inspector Agency number #002618

