

Vieux Carré Commission Meeting

Wednesday,
September 16, 2020



Chairman's Report



Director's Report



Other Business

SMALL CELLS & SMART CITY PREPAREDNESS IN THE FRENCH QUARTER

2020



Toro Blanco Group, LLC



WHAT THIS MEANS FOR NEW ORLEANS

The FCC has granted certain rights to carriers and infrastructure providers allowing them the right to install small cells in your Public ROW. If you don't get ahead of the problem and put into place the designs necessary to mitigate what these installs look like you could find yourself with an onslaught of poles that actively degrade your ROW's aesthetic.



EXISTING LAMP POST

EXISTING CROWN CASTLE SMALL CELL

PREVIOUS FRENCH QUARTER SMALL CELL PROPOSAL

16' EXISTING LAMP POST



BEFORE

40' PREVIOUSLY PROPOSED FRENCH QUARTER SMALL CELL



AFTER

Each orange square represents one (1) linear foot.

Please note, the photo simulations within this document are for design purposes only and in no way represent locations of proposed small cells.

CURRENT FRENCH QUARTER SMALL CELL PROPOSAL

Page 8 of 128

16' EXISTING LAMP POST



BEFORE

20' PROPOSED SMALL CELL



AFTER

Each orange square represents one (1) linear foot.

Please note: the photo simulations within this document are for design purposes only and in no way represent locations of proposed small cells.

4G OR 5G GAS LAMP

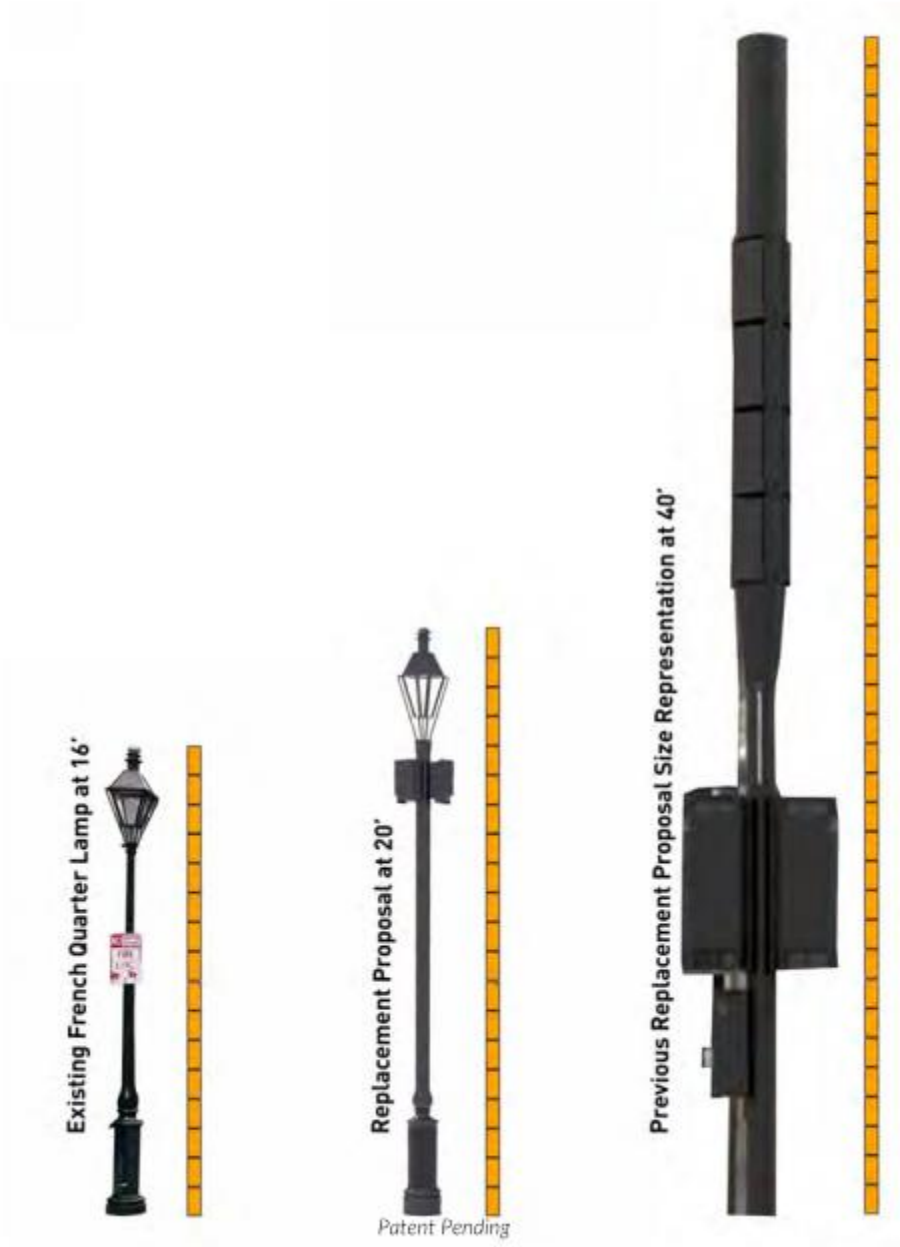
SMALL CELL COLOCATION DESIGN

Page 9 of 128



Toro Blanco Group, LLC

POLE SIZE COMPARISONS



Each orange square represents one (1) linear foot.

20' PROPOSED SMALL CELL

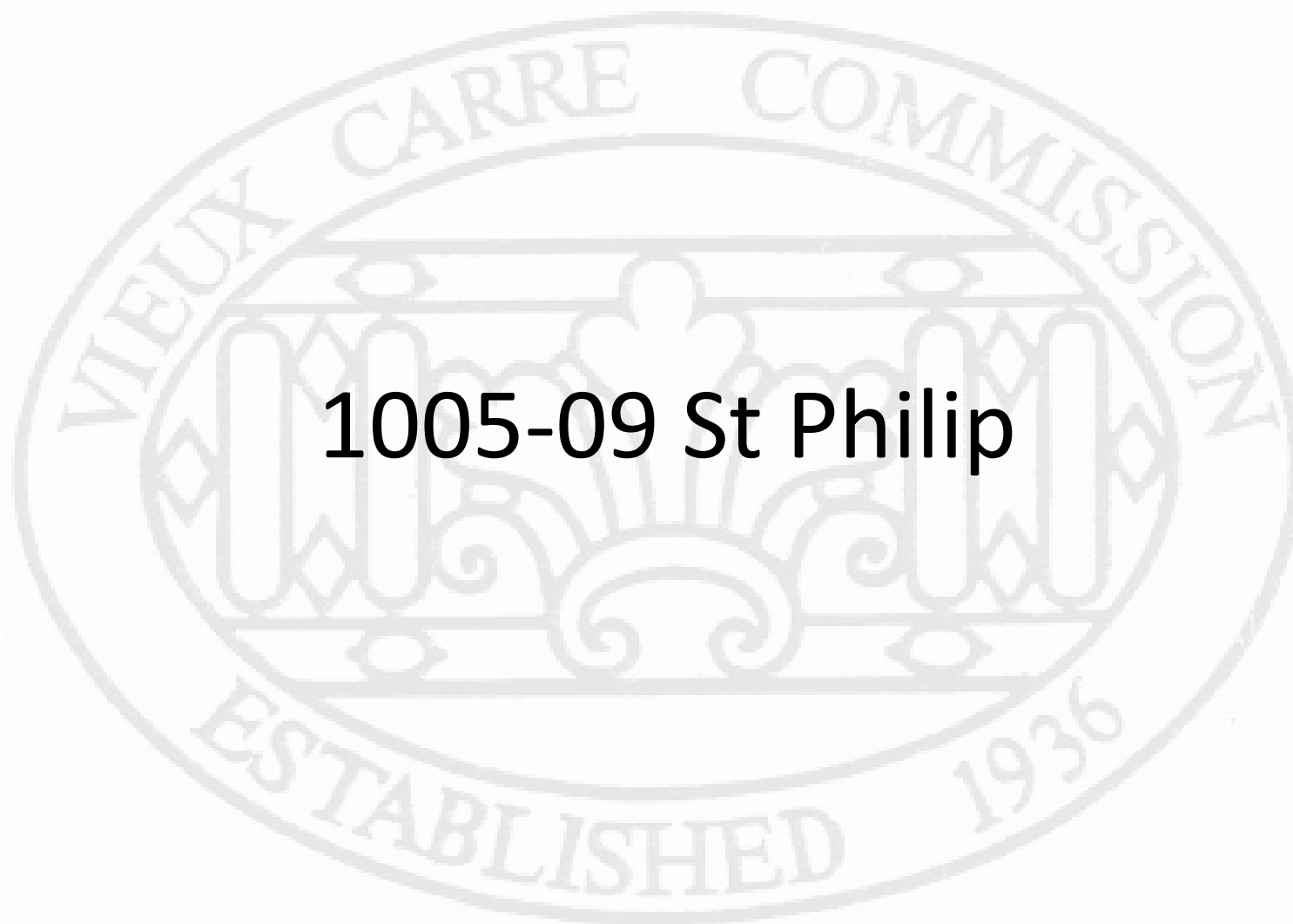


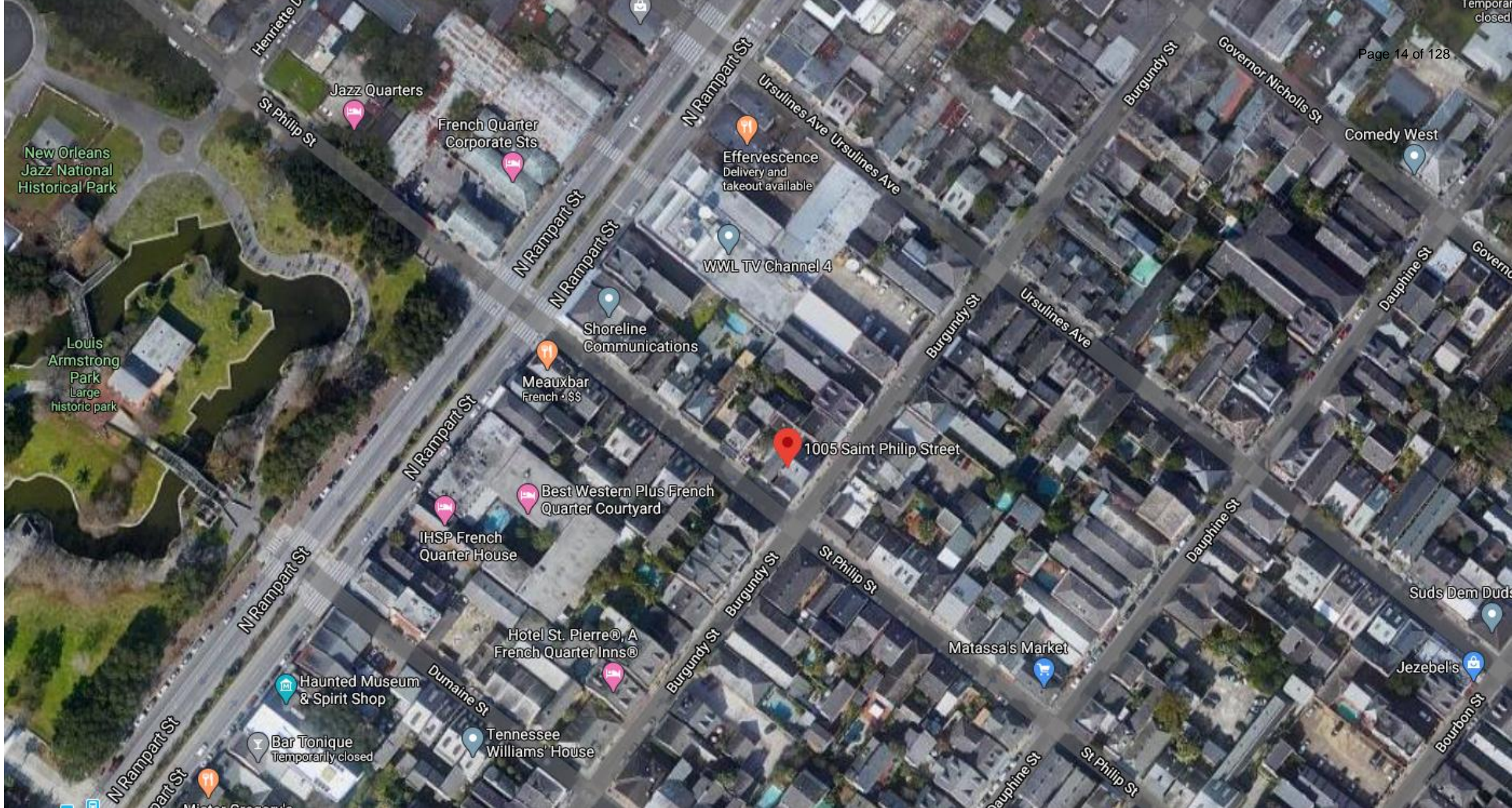
Each orange square represents one (1) linear foot.



Old Business

1005-09 St Philip





1005-09 St Philip

Vieux Carré Commission

September 16, 2020





1005-09 St Philip

Vieux Carré Commission

September 16, 2020





1005-09 St Philip

Vieux Carré Commission

September 16, 2020





1005-09 St Philip

Vieux Carré Commission

September 16, 2020





1005-09 St Philip
Vieux Carré Commissio

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1005-09 St Philip

Vieux Carré Commission



September 16, 2020





1005-09 St Philip

Vieux Carré Commission

September 16, 2020





1005-09 St Philip

Vieux Carré Commission

September 16, 2020





1005-09 St Philip

Vieux Carré Commission

September 16, 2020





1005-09 St Philip

Vieux Carré Commission

September 16, 2020





1005-09 St Philip

Vieux Carré Commission

September 16, 2020





1005-09 St Philip

Vieux Carré Commission

September 16, 2020





1005-09 St Philip

Vieux Carré Commission

September 16, 2020



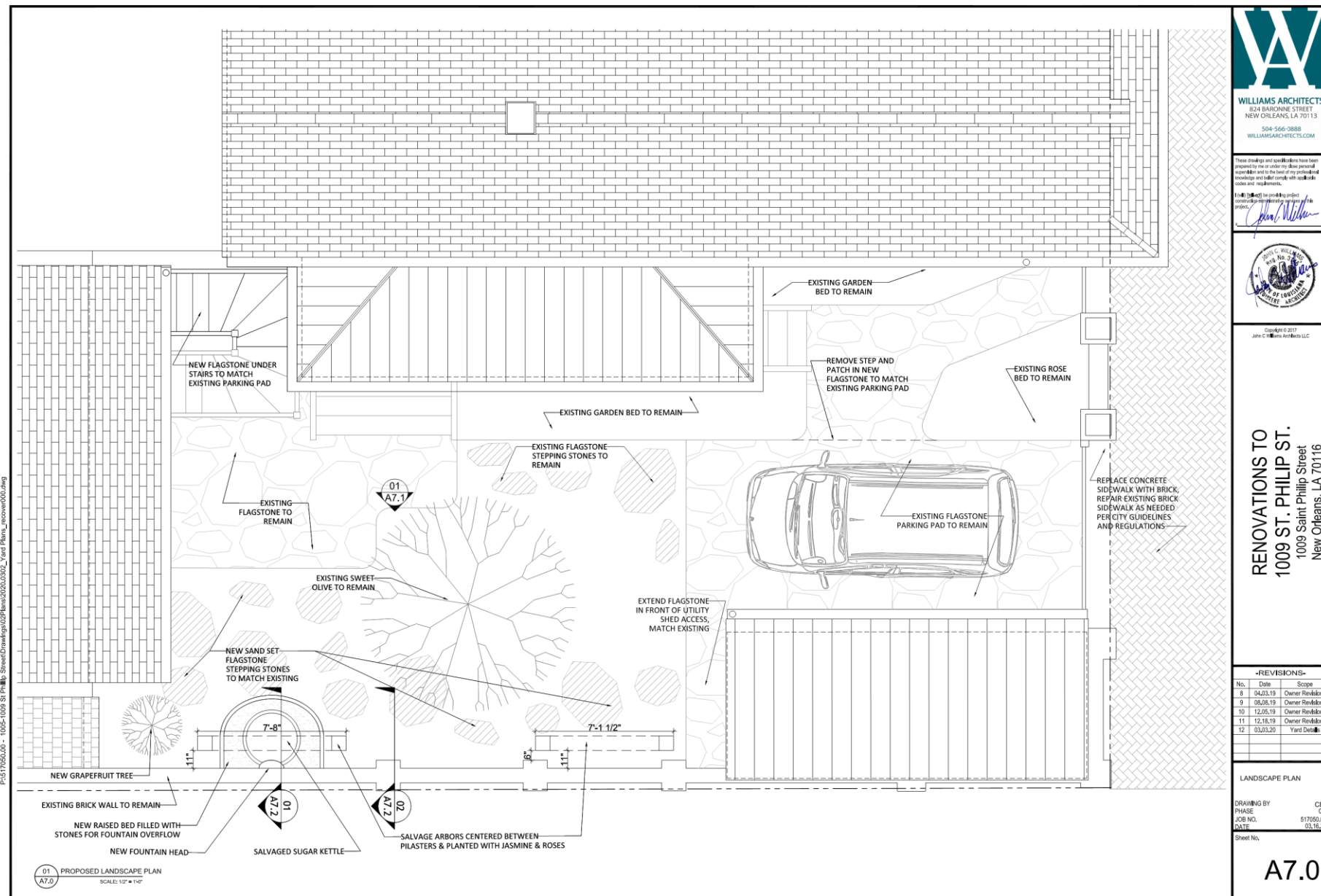


1005-09 St Philip

Vieux Carré Commission

September 16, 2020





1005-09 St Philip – PREVIOUSLY APPROVED DRAWINGS, APPEALED

Vieux Carré Commission

September 16, 2020

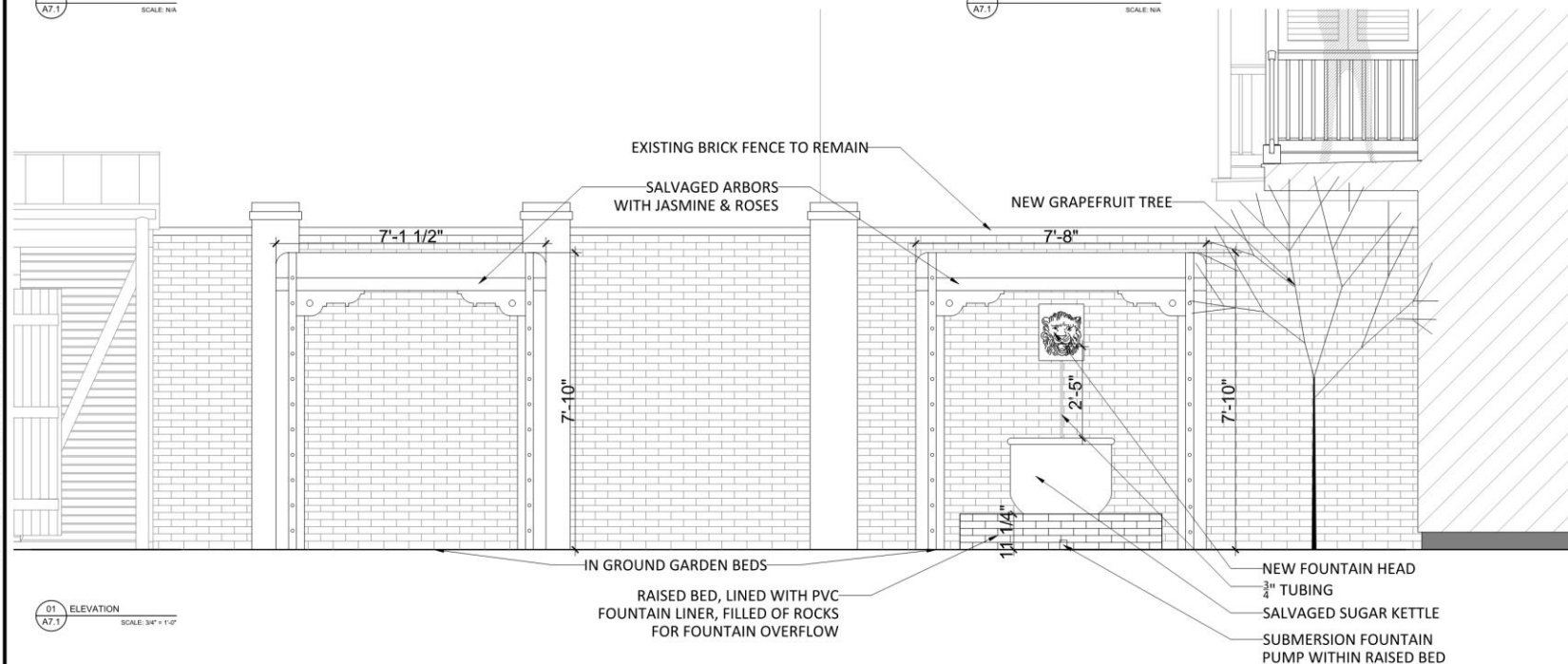




02 PRECEDENT IMAGES
A7.1 SCALE: N/A



03 EXISTING PARKING PAD FLAGSTONE
A7.1 SCALE: N/A



01 ELEVATION
A7.1 SCALE: 3/4\"/>



These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.

I will (will not) be providing project coordination services for this project.

John C. Williams



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John C. Williams Architects, LLC

RENOVATIONS TO
1009 ST. PHILIP ST.
1009 Saint Philip Street
New Orleans, LA 70116

-REVISIONS-		
No.	Date	Scope
8	04.03.19	Owner Revisions
9	08.08.19	Owner Revisions
10	12.05.19	Owner Revisions
11	12.18.19	Owner Revisions
12	03.03.20	Yard Details

LANDSCAPE ELEVATION

DRAWING BY CB
PHASE CA
JOB NO. 517050.00
DATE 03.15.20
Sheet No.

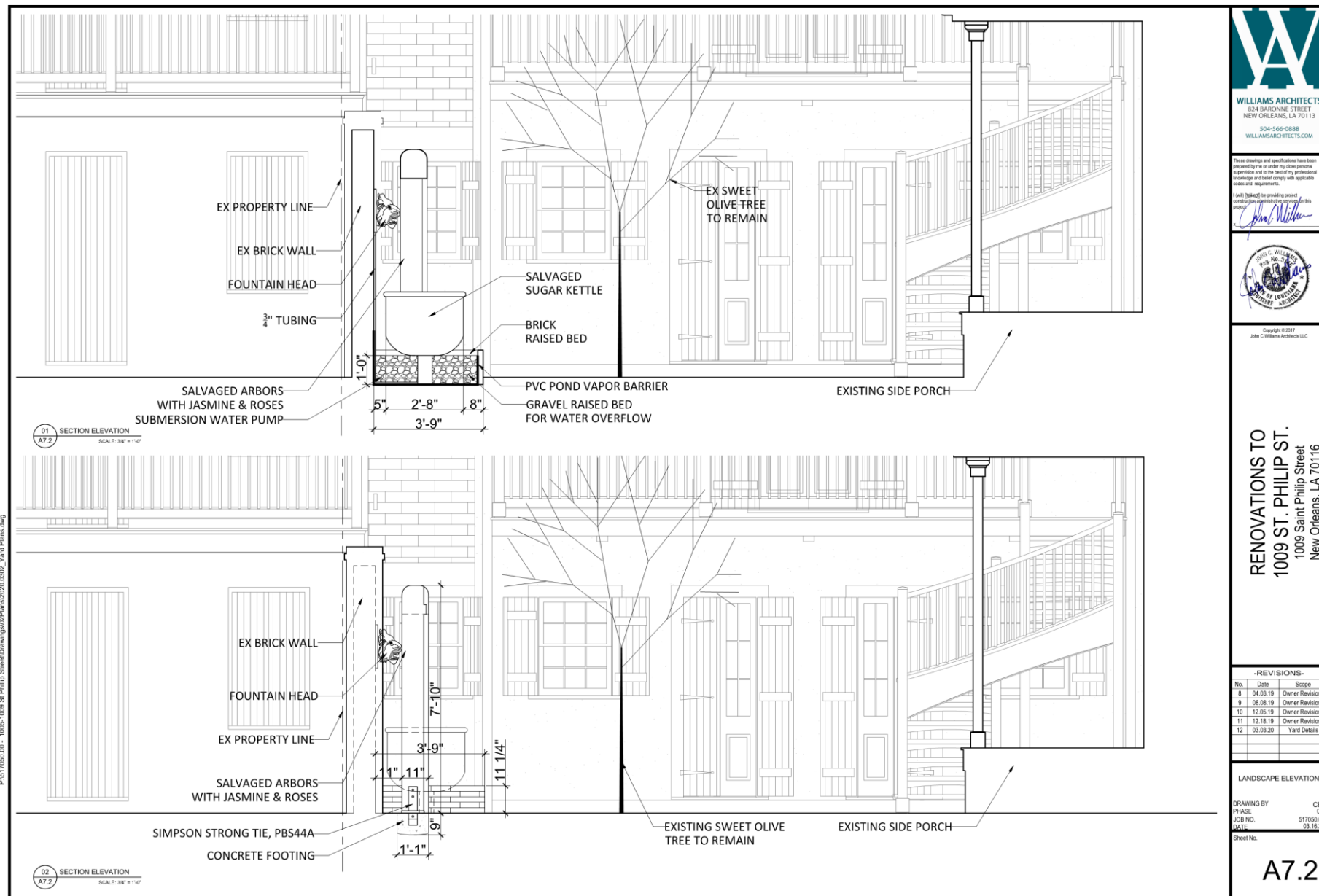
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1005-09 St Philip – PREVIOUSLY APPROVED DRAWINGS, APPEALED

Vieux Carré Commission

September 16, 2020



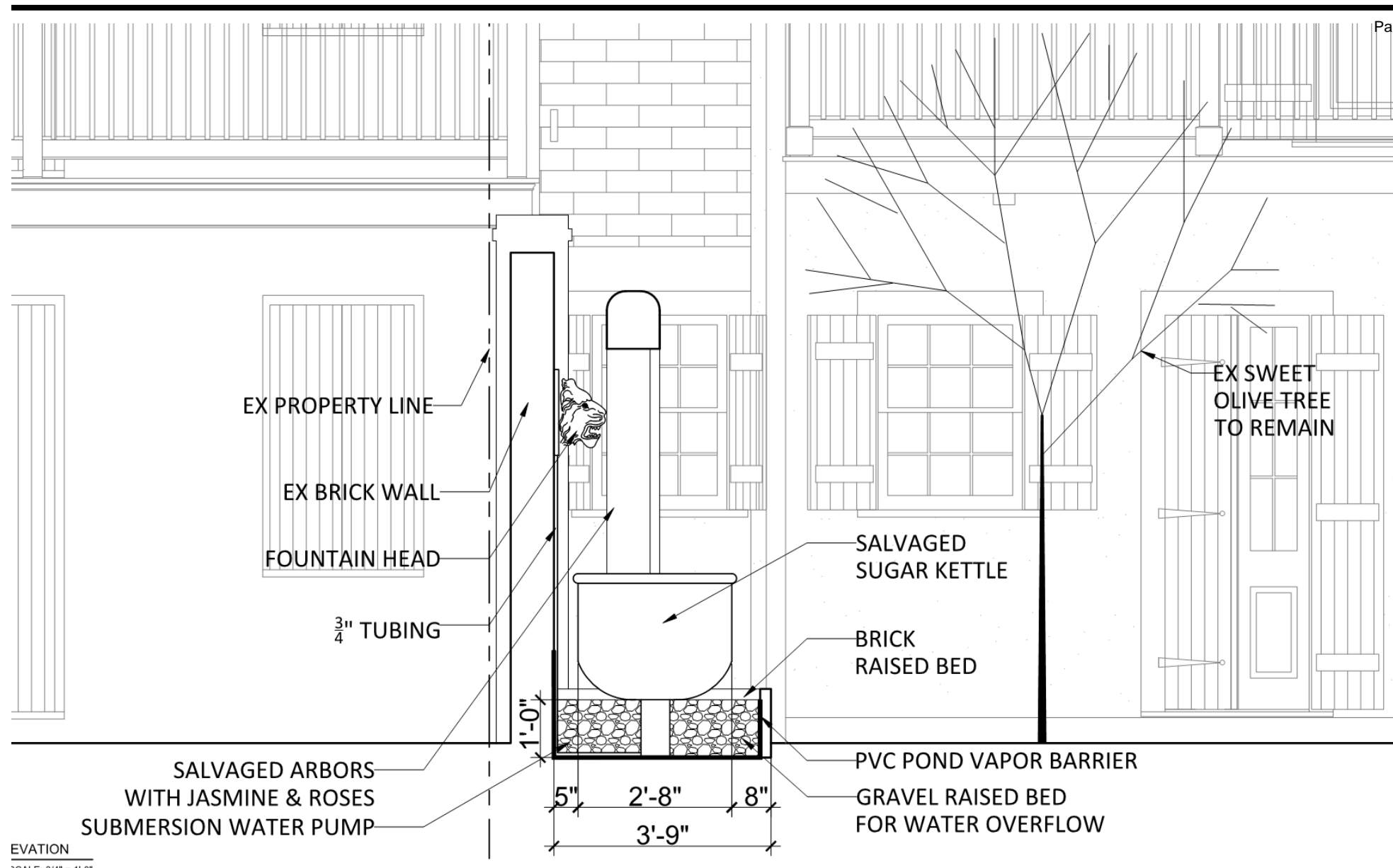


1005-09 St Philip – PREVIOUSLY APPROVED DRAWINGS, APPEALED

Vieux Carré Commission

September 16, 2020





1005-09 St Philip – PREVIOUSLY APPROVED DRAWINGS, APPEALED

Vieux Carré Commission

September 16, 2020



These drawings and specifications have been prepared by me or under my direct personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.

I hereby certify the foregoing project constitutes my professional services on this project.

John C. Williams

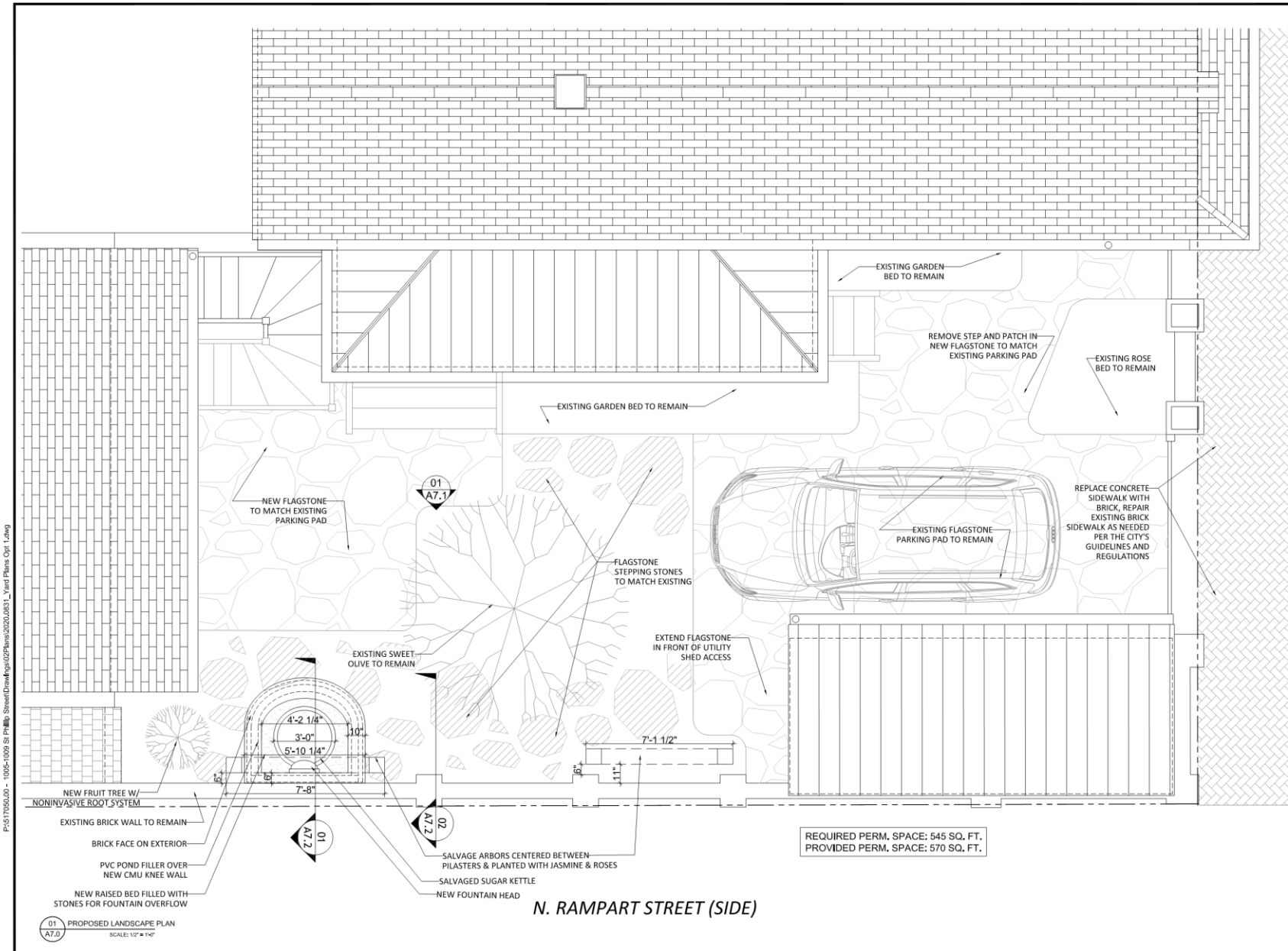


RENOVATIONS TO
1009 ST. PHILIP ST.
 1009 Saint Philip Street
 New Orleans, LA 70116

-REVISIONS-		
No.	Date	Scope
9	06.08.19	Owner Revisions
10	12.05.19	Owner Revisions
11	12.16.19	Owner Revisions
12	03.03.20	Yard Details
13	05.22.20	Stair Update
14	06.03.20	Stair Update
15	07.08.20	Stair Update
16	09.01.20	Landscape Update

LANDSCAPE PLAN
 DRAWING BY CB
 PHASE CA
 JOB NO. 517050.00
 DATE 09.01.20
 Sheet No.

A7.0



1005-09 St Philip – **REVISED PROPOSAL, APPROVED BY COMMITTEE**

Vieux Carré Commission

September 16, 2020

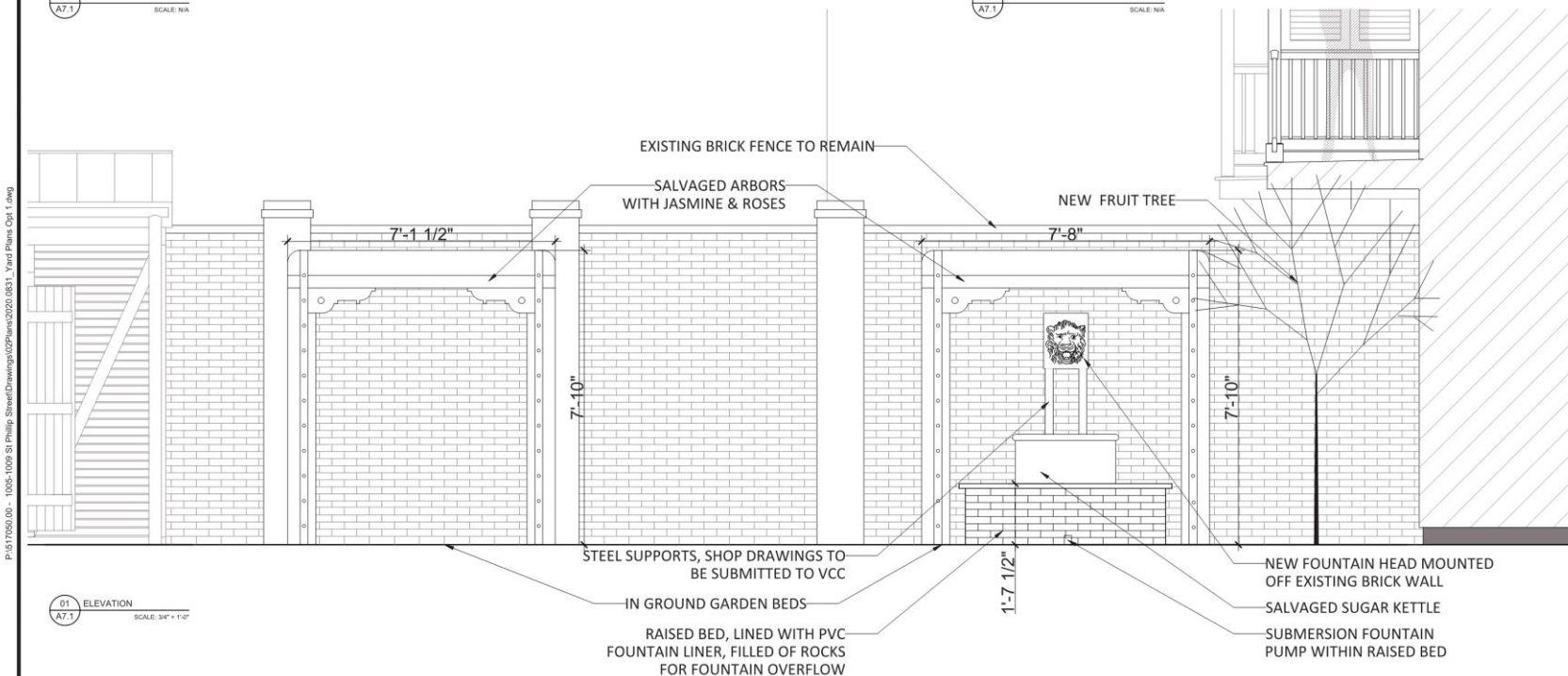




02 PRECEDENT IMAGES
SCALE: N/A



03 EXISTING PARKING PAD FLAGSTONE
SCALE: N/A



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



WILLIAMS ARCHITECTS
824 BARONNE STREET
NEW ORLEANS, LA 70113
504-566-0888
WILLIAMSARCHITECTS.COM



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RENOVATIONS TO
1009 ST. PHILIP ST.
1009 Saint Philip Street
New Orleans, LA 70116

No.	Date	Scope
9	08.08.19	Owner Revisions
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11	12.18.19	Owner Revisions
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13	05.22.20	Stair Update
14	06.03.20	Stair Update
15	07.08.20	Stair Update
16	09.07.20	Landscape Update

LANDSCAPE ELEVATION
DRAWING BY CB
PHASE CA
JOB NO. 517050.00
DATE 09.01.20
Sheet No.

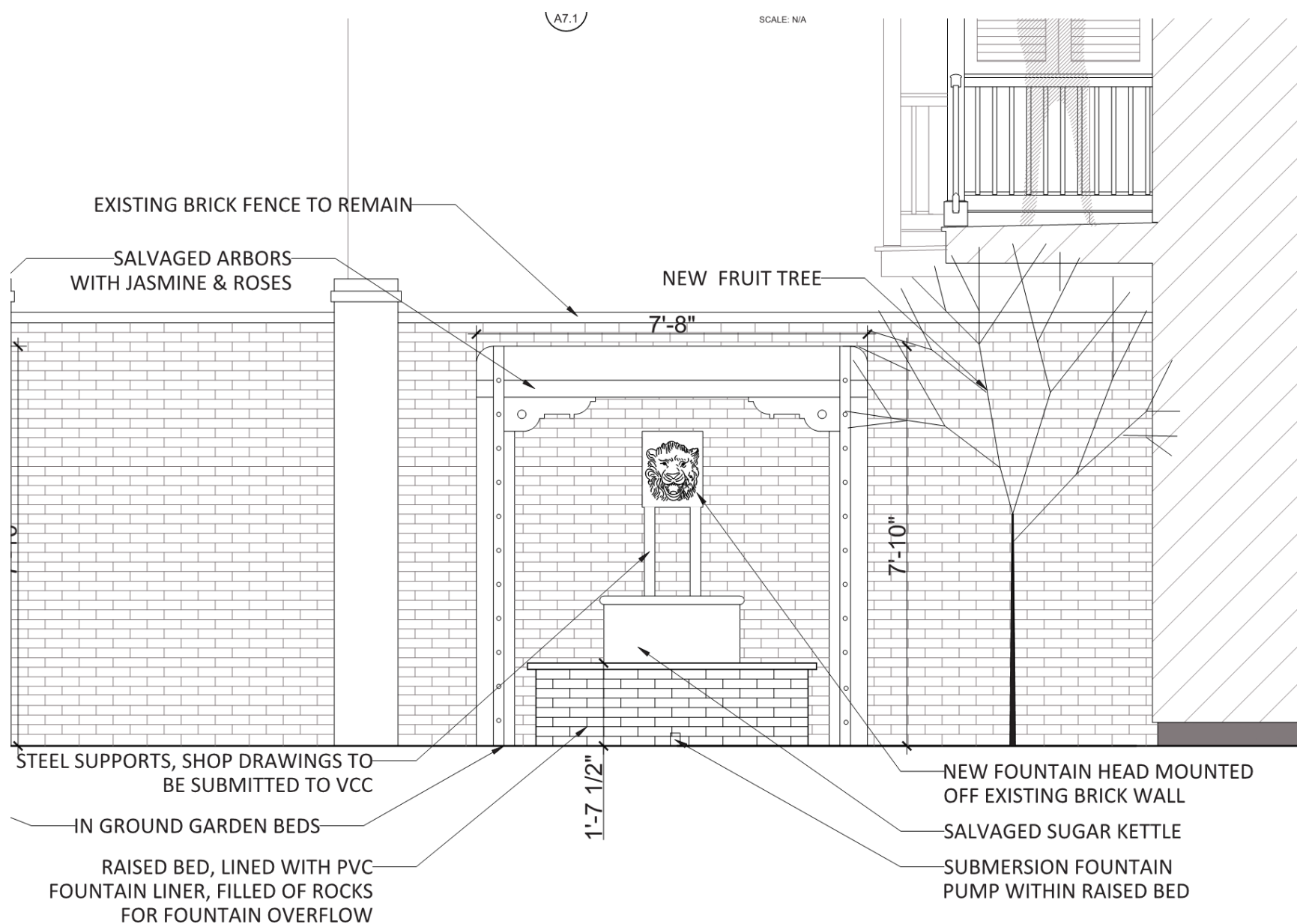
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1005-09 St Philip – REVISED PROPOSAL, APPROVED BY COMMITTEE

Vieux Carré Commission

September 16, 2020





1005-09 St Philip – **REVISED PROPOSAL, APPROVED BY COMMITTEE**

Vieux Carré Commission

September 16, 2020



These drawings and specifications have been prepared by me or under my close personal supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.
 I will defend the providing printed on this project.
John C. Williams



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 John C Williams Architects LLC

RENOVATIONS TO
1009 ST. PHILIP ST.
 1009 Saint Philip Street
 New Orleans, LA 70116

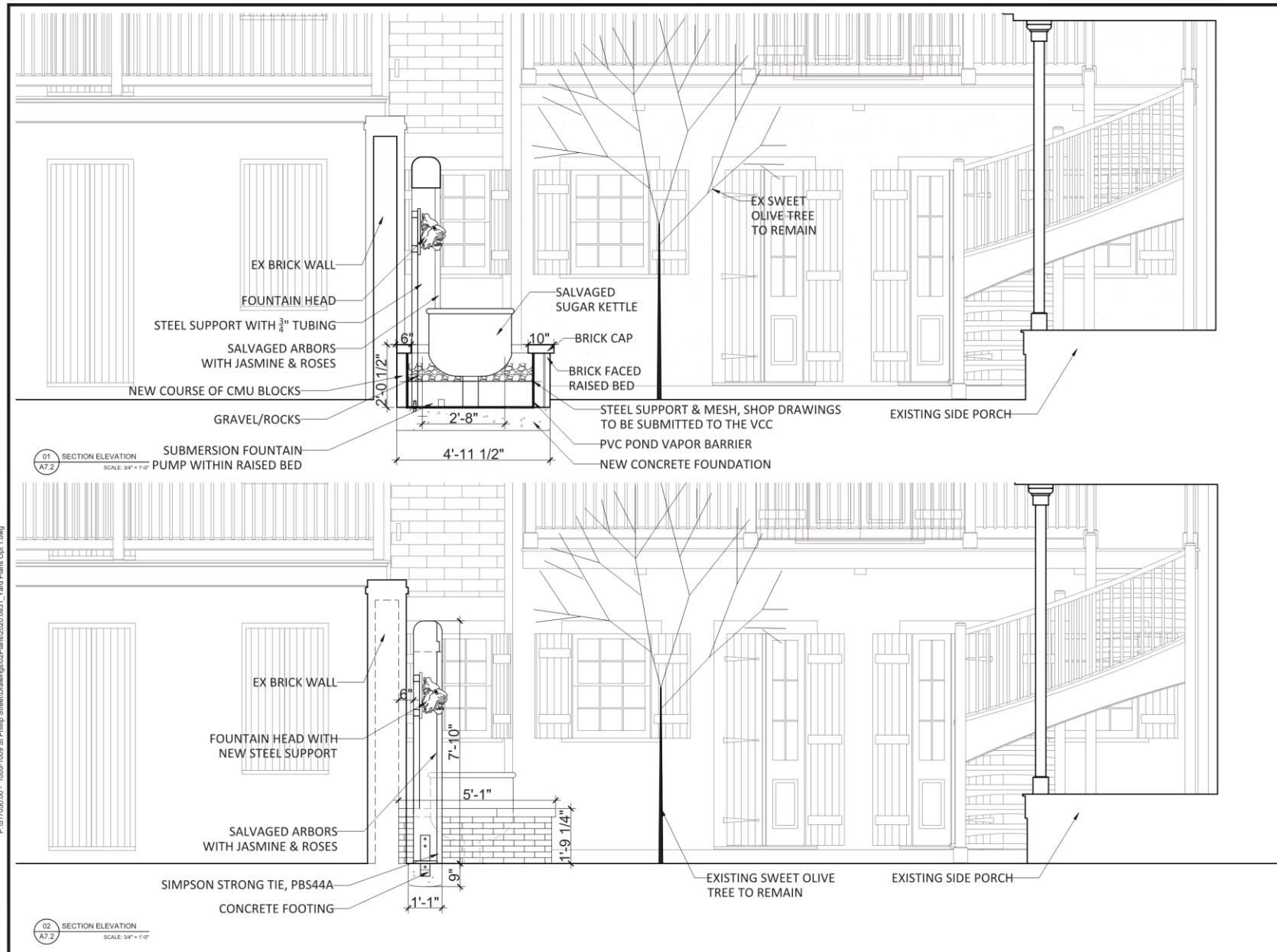
-REVISIONS-

No.	Date	Scope
9	08.08.19	Owner Revisions
10	12.05.19	Owner Revisions
11	12.18.19	Owner Revisions
12	03.03.20	Yard Details
13	05.22.20	Stair Update
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16	09.01.20	Landscape Update

LANDSCAPE ELEVATION

DRAWING BY CB
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 JOB NO. 517050.00
 DATE 09.01.20
 Sheet No.

A7.2



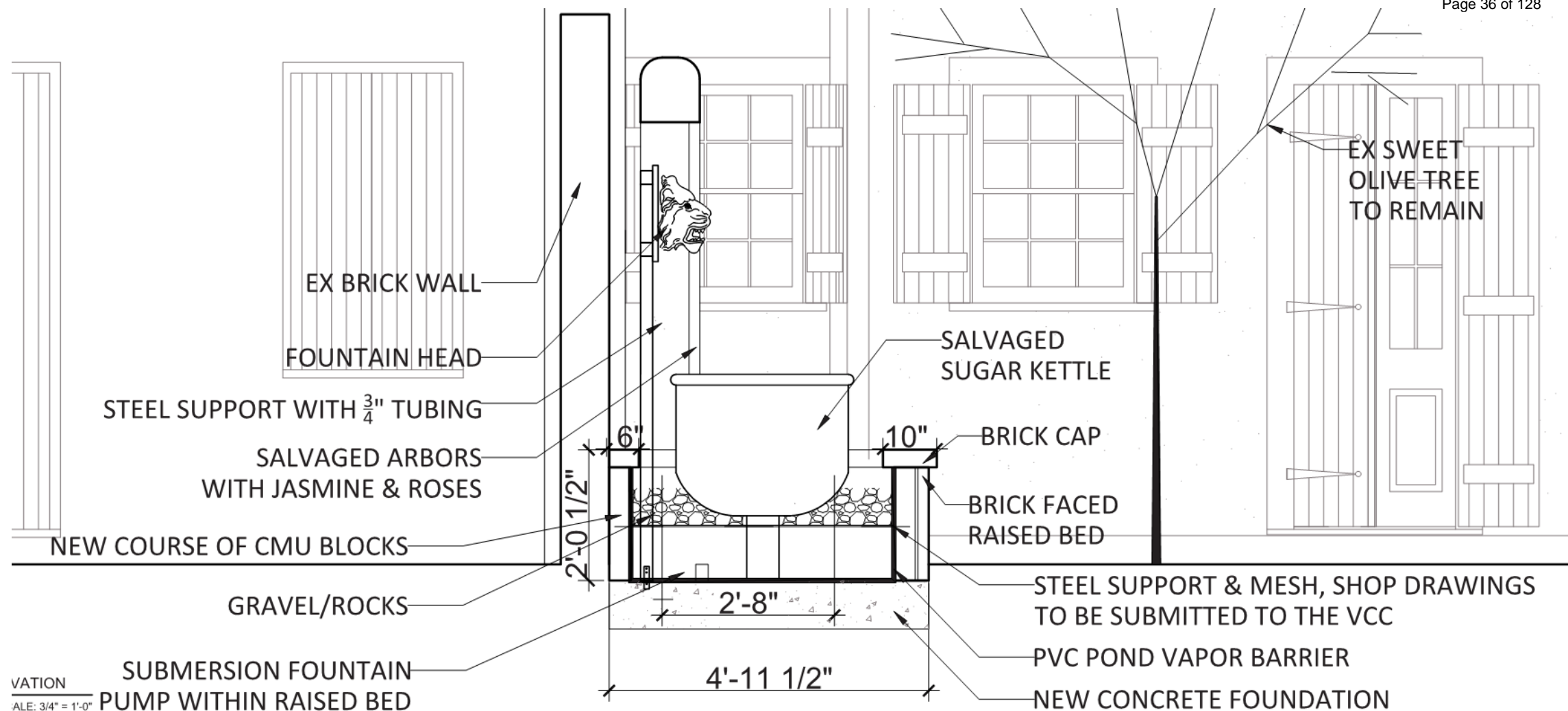
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1005-09 St Philip – **REVISED PROPOSAL, APPROVED BY COMMITTEE**

Vieux Carré Commission

September 16, 2020



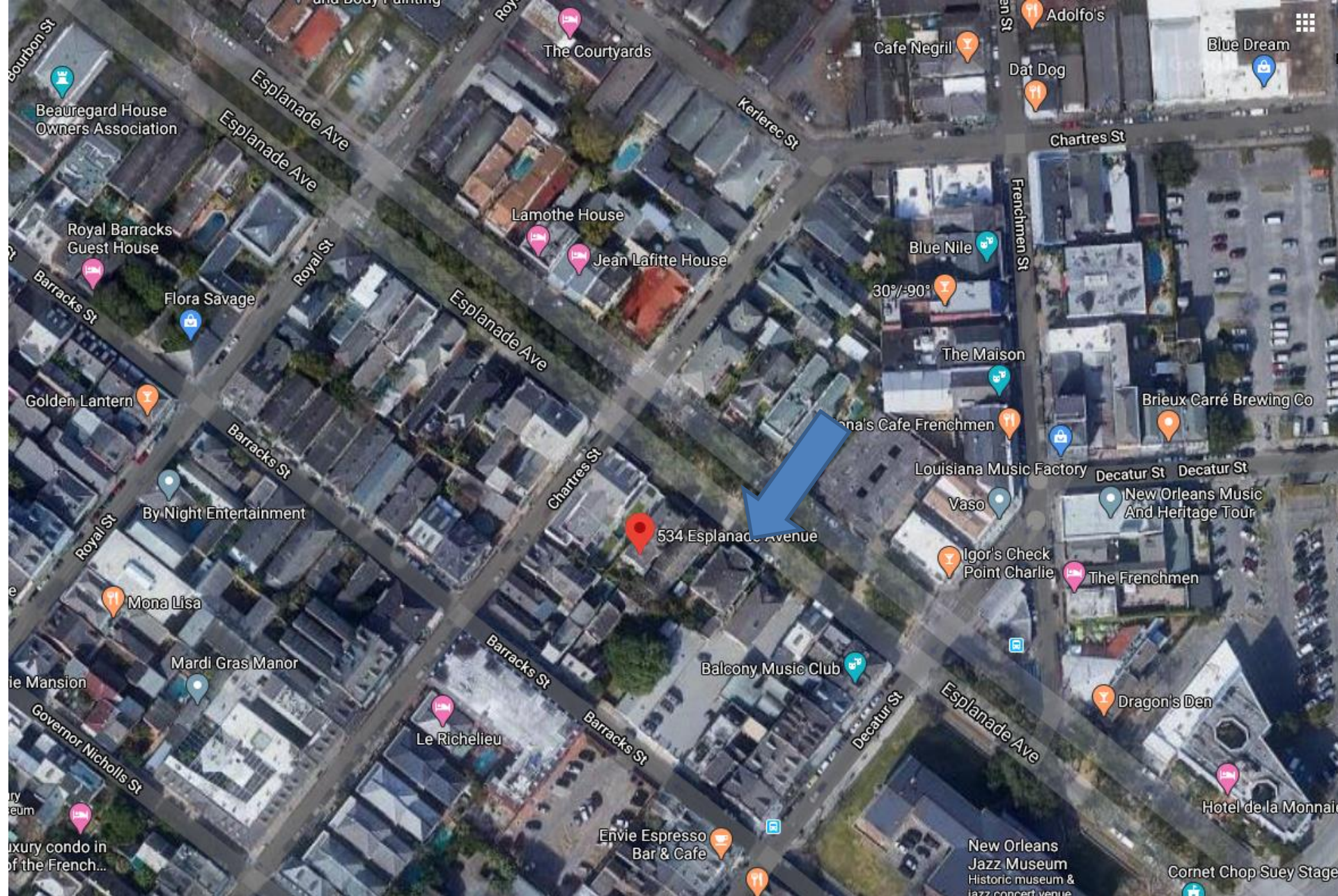




New Business

524 Esplanade



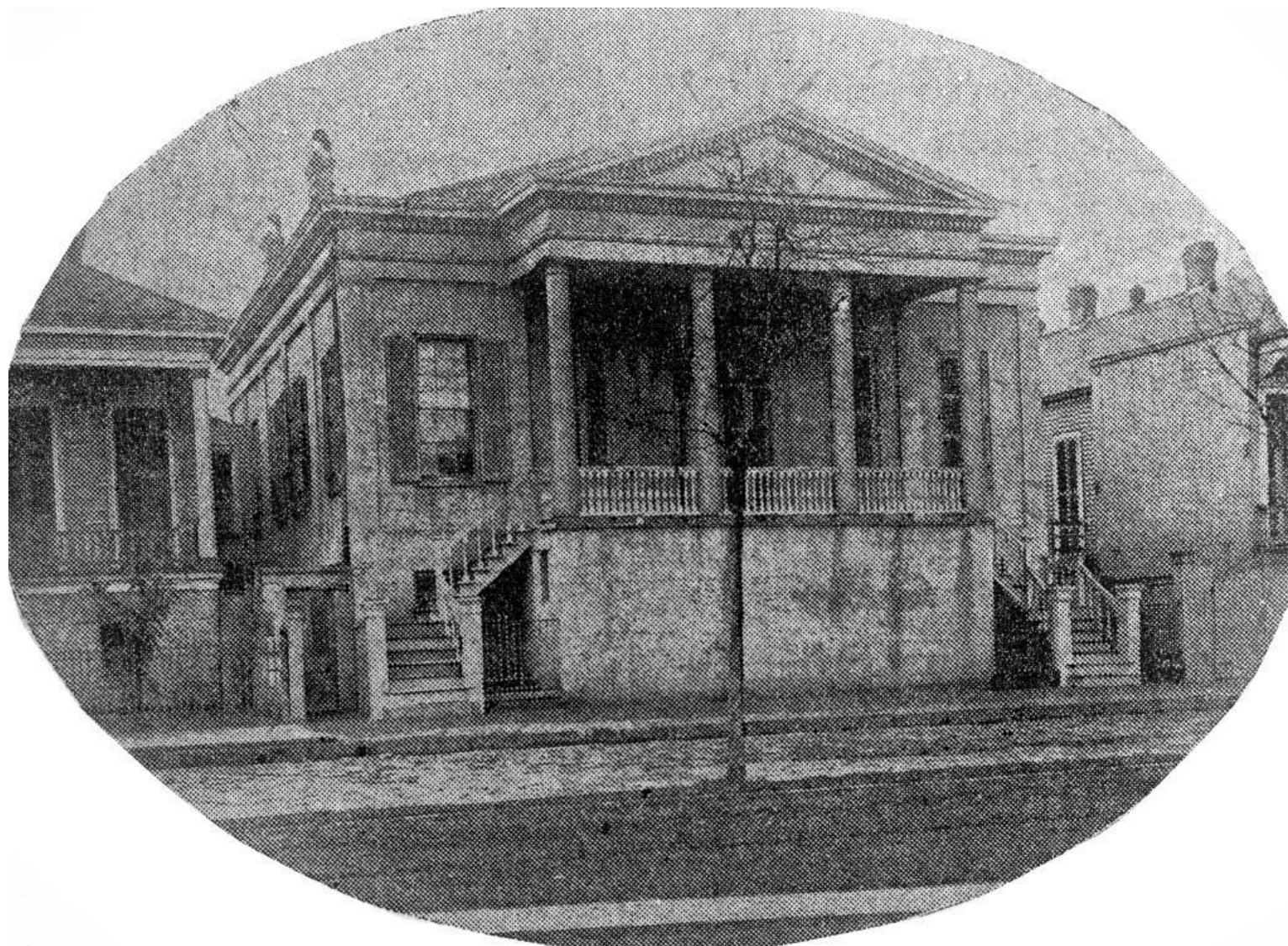


524 Esplanade

Vieux Carré Commission

September 16, 2020





524 Esplanade – ca. 1902

Vieux Carré Commission

September 16, 2020





524 Esplanade - 1939

Vieux Carré Commission

September 16, 2020





524 Esplanade - 1972

Vieux Carré Commission

September 16, 2020



524 Esplanade - 1990

Vieux Carré Commission



September 16, 2020





524 Esplanade - 2005

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September 16, 2020





524 Esplanade - 2005

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September 16, 2020





524 Esplanade - 2005

Vieux Carré Commission

September 16, 2020





524 Esplanade



524 Esplanade

Vieux Carré Commission

04 24 2020

September 16, 2020





524 Esplanade

Vieux Carré Commission

08 21 2017

September 16, 2020





524 Esplanade

Vieux Carré Commission

04 24 2020

September 16, 2020





524 Esplanade

Vieux Carré Commission

04 24 2020

September 16, 2020





524 Esplanade

Vieux Carré Commission

08 13 2020

September 16, 2020





524 Esplanade

Vieux Carré Commission

08 13 2020

September 16, 2020





524 Esplanade

Vieux Carré Commission

08 13 2020

September 16, 2020





524 Esplanade

Vieux Carré Commission

08 13 2020

September 16, 2020



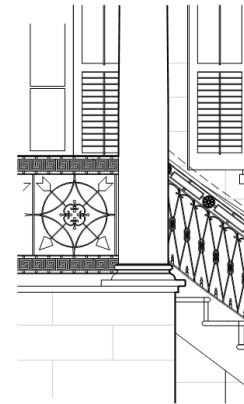
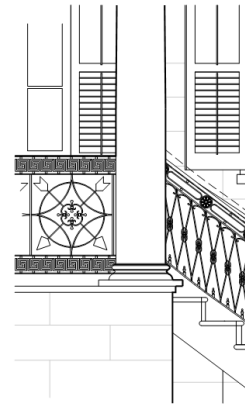
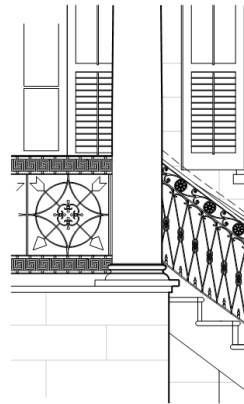
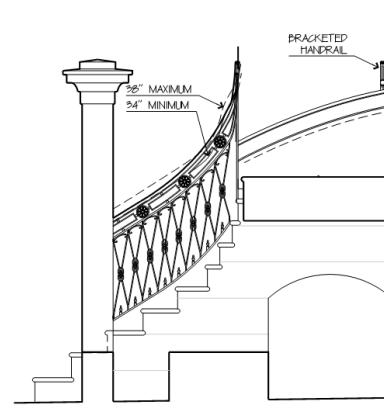
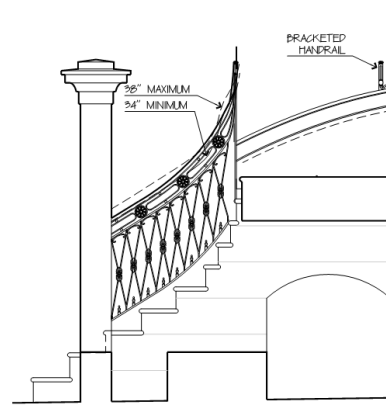
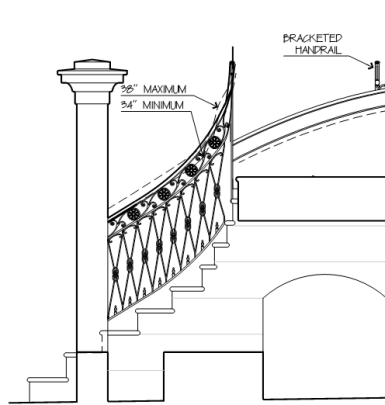


524 Esplanade

Vieux Carré Commission

September 16, 2020






OPTION A
SCALE: 1/2" = 1'-0"
(OWNER'S PREFERENCE DUE TO
GEOMETRY OF THE SLOPING CURVE
FROM THE WINDING STEPS)

OPTION B
SCALE: 1/2" = 1'-0"

OPTION C
SCALE: 1/2" = 1'-0"
(VCC STAFF PREFERENCE)

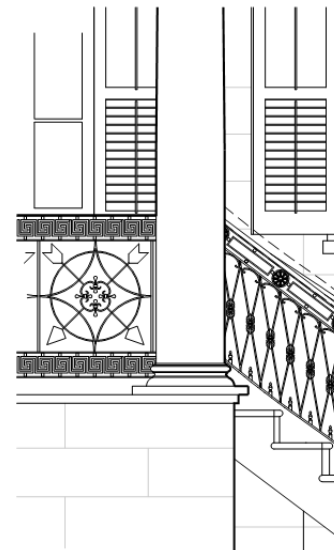
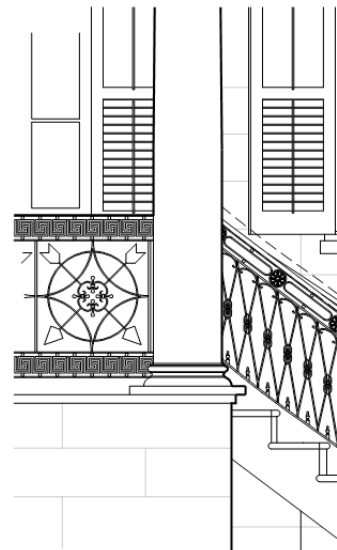
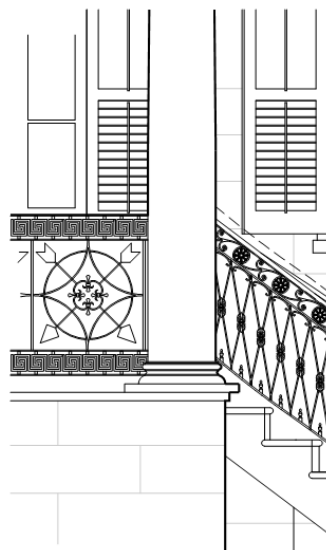
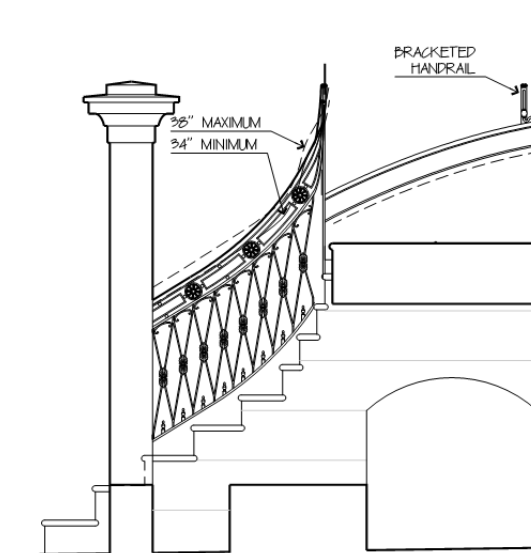
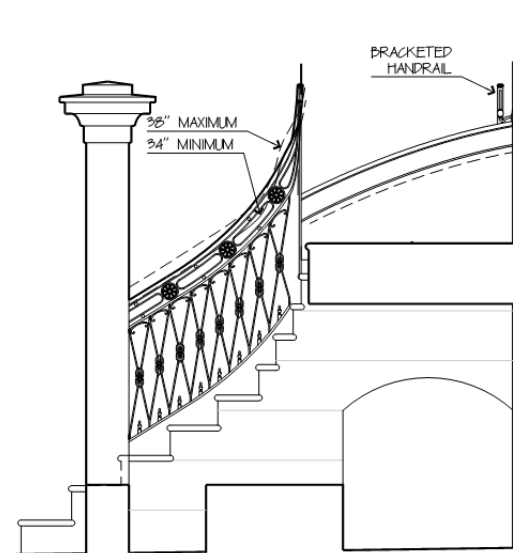
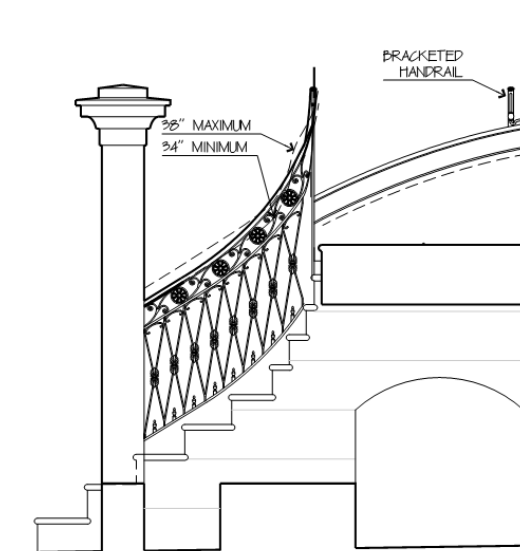
524 Esplanade

Vieux Carré Commission

COLUMN AND FENCE MODIFICATIONS		Revised
524 ESPLANADE AVENUE NEW ORLEANS, LA		
 STUDIO L+R, LLC 1208 BARRACKS STREET NEW ORLEANS, LA 70116 256.609.4313	Issued AUGUST 15, 2020	
	Plotted	
CDD Title 524 ESPLANADE FLOOR PLANDWG		
Project No.	Drawn by LER	
RAILING SAMPLES FOR ARC REVIEW		Sheet No.

September 16, 2020





524 Esplanade
Vieux Carré Commissio

OPTION A

SCALE: 1/2" = 1'-0"

(OWNER'S PREFERENCE DUE TO
GEOMETRY OF THE SLOPING CURVE
FROM THE WINDING STEPS)

OPTION B

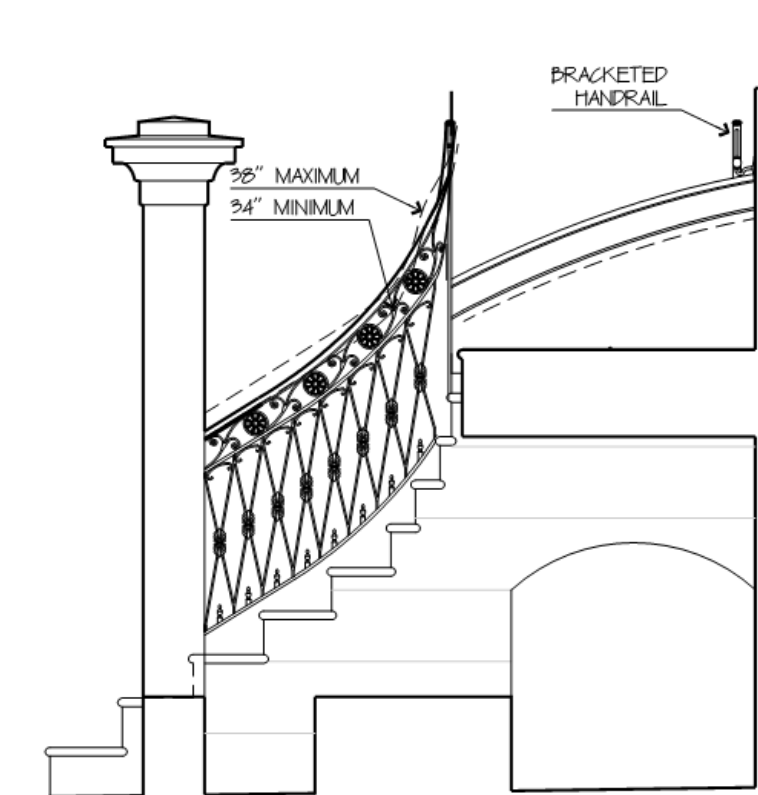
SCALE: 1/2" = 1'-0"

OPTION C

SCALE: 1/2" = 1'-0"

(VCC STAFF PREFERENCE)

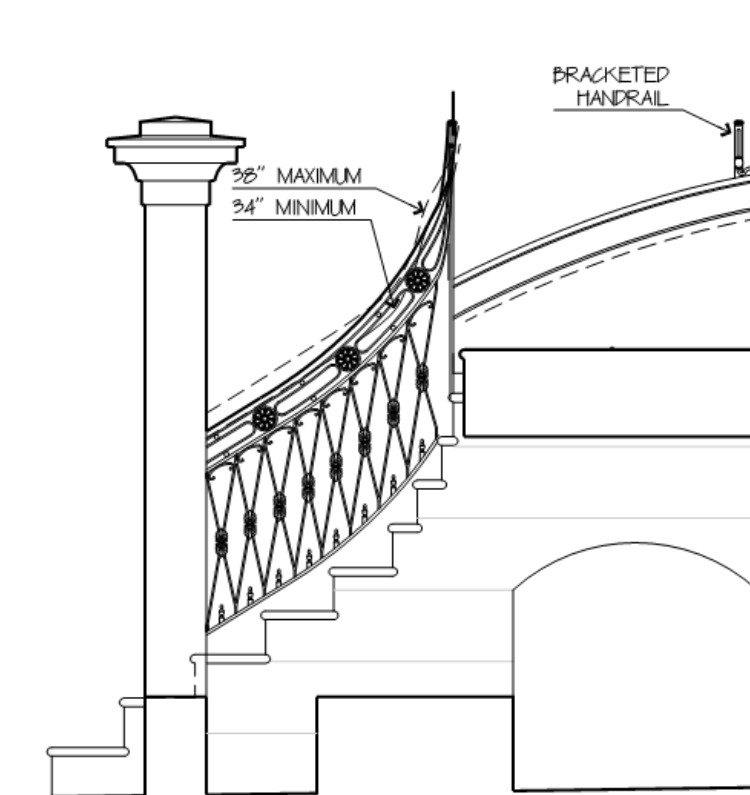




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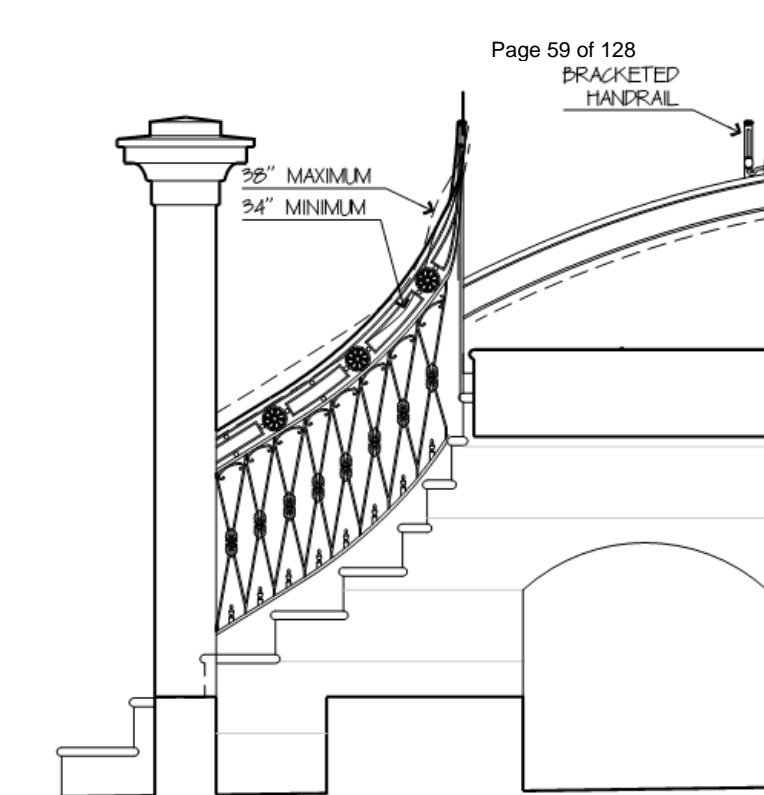
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(OWNER'S PREFERENCE DUE TO
GEOMETRY OF THE SLOPING CURVE
FROM THE WINDING STEPS)



OPTION B

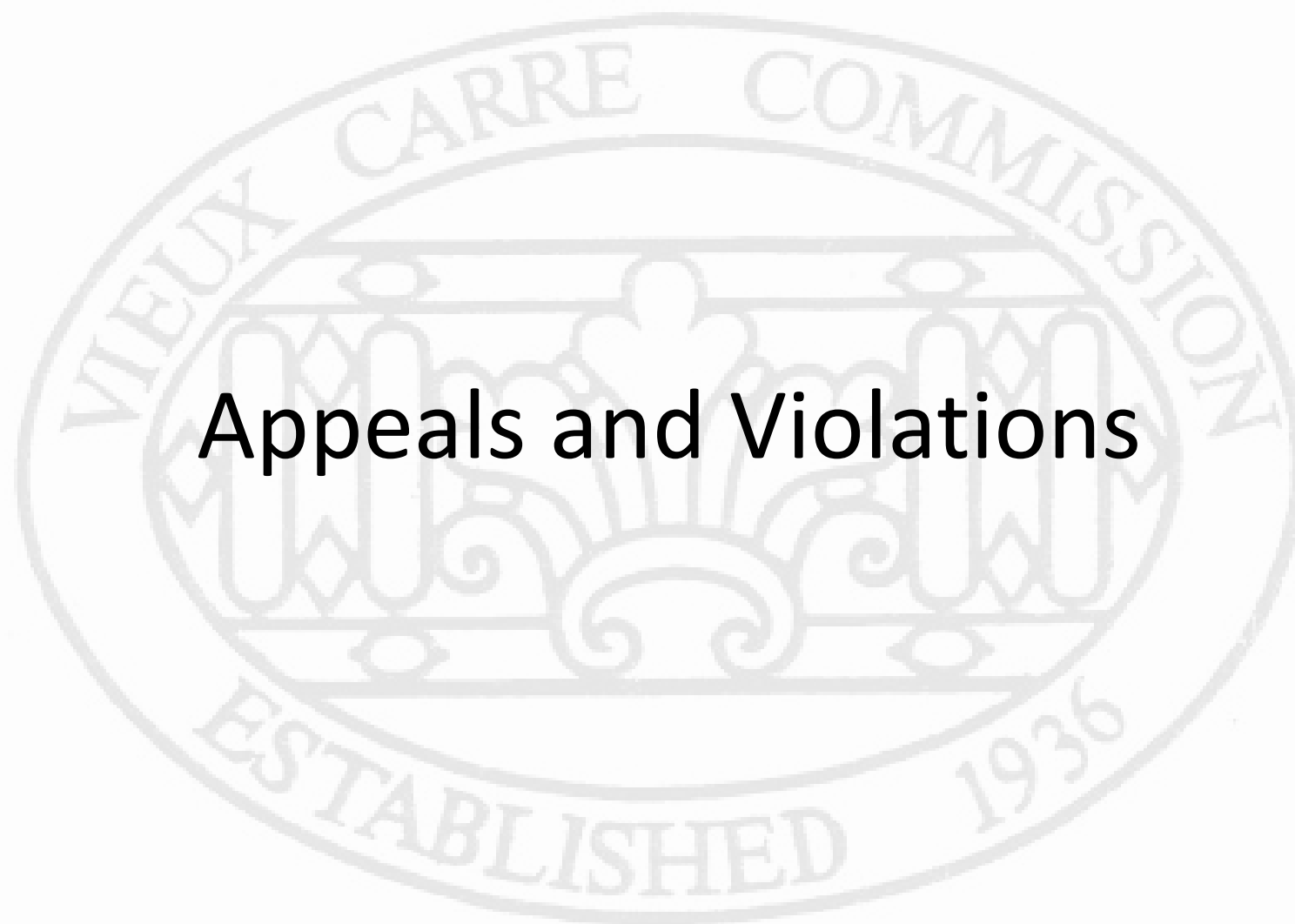
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OPTION C

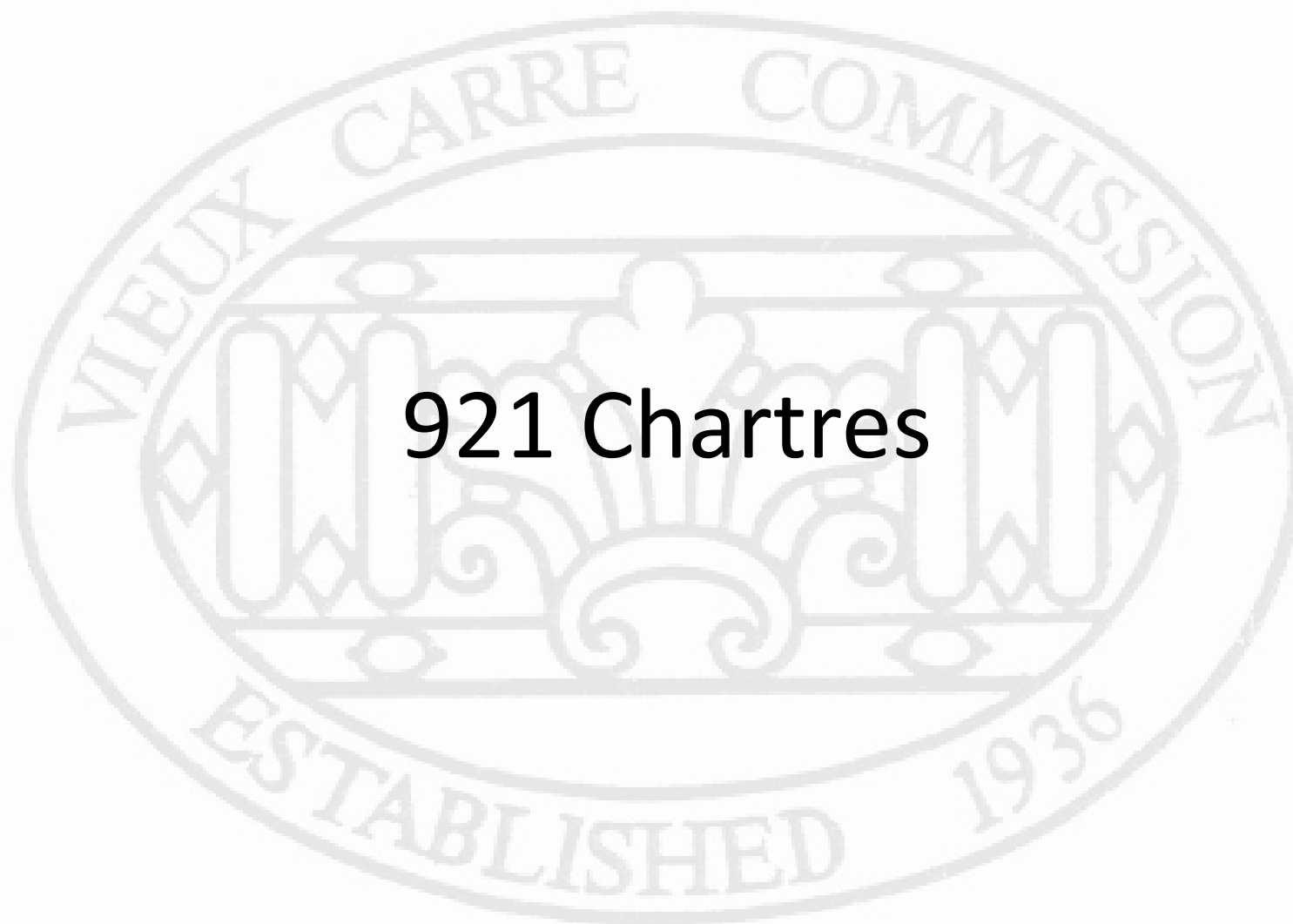
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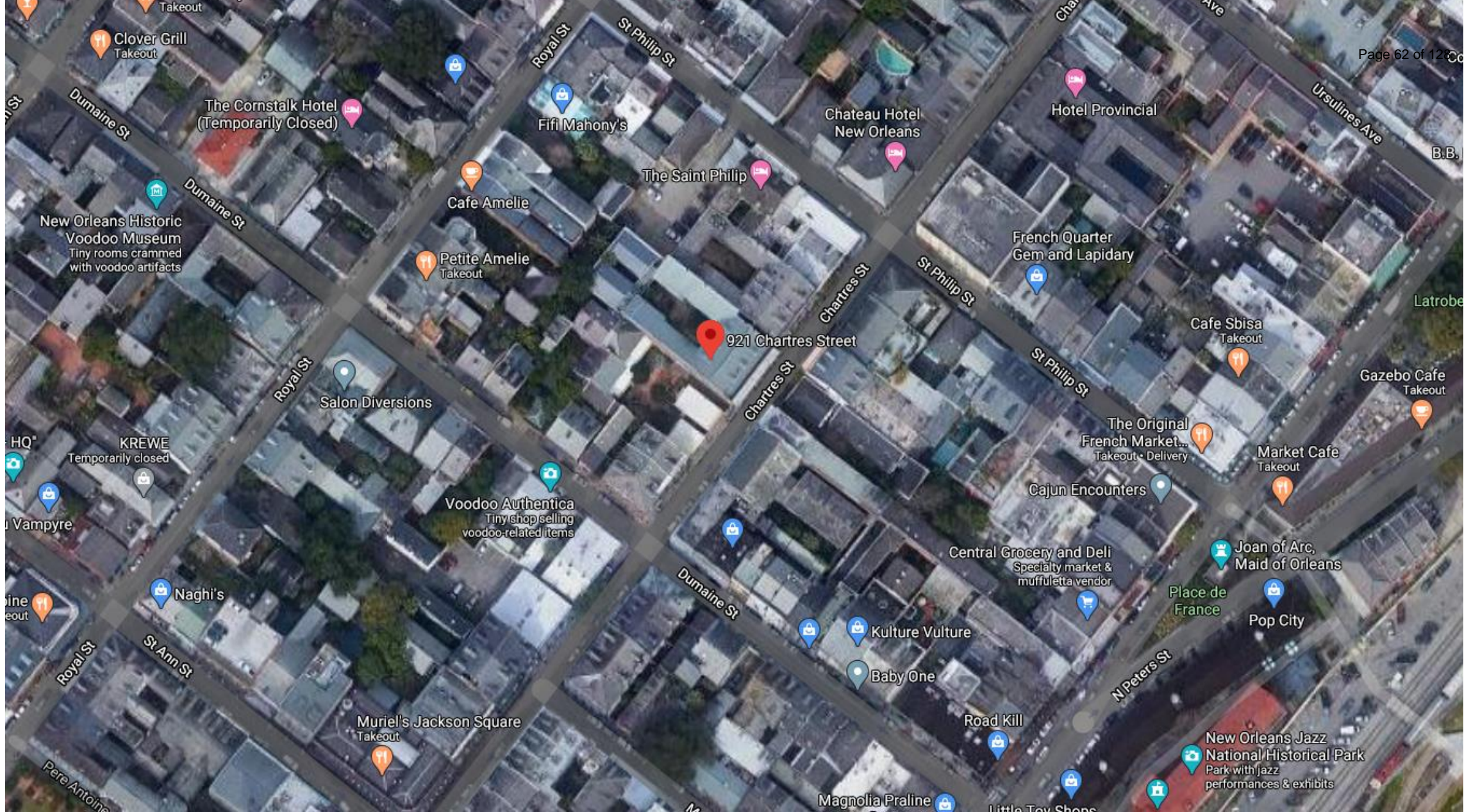
(VCC STAFF PREFERENCE)



Appeals and Violations

921 Chartres





921 Chartres

Vieux Carré Commission

September 16, 2020





921 Chartres

Vieux Carré Commission

September 16, 2020





921 Chartres courtyard
Vieux Carré Commission

September 16, 2020





921 Chartres

Vieux Carré Commission

08 27 2019

September 16, 2020





921 Chartres

Vieux Carré Commission

08 29 2019

September 16, 2020





921 Chartres

Vieux Carré Commission

08 29 2019

September 16, 2020





921 Chartres

Vieux Carré Commission

08 29 2019

September 16, 2020





921 Chartres

Vieux Carré Commission

08 29 2019

September 16, 2020





921 Chartres

Vieux Carré Commission

September 16, 2020





921 Chartres

Vieux Carré Commission

September 16, 2020





921 Chartres – Previously Existing Gutters and Downspouts

Vieux Carré Commission

September 16, 2020



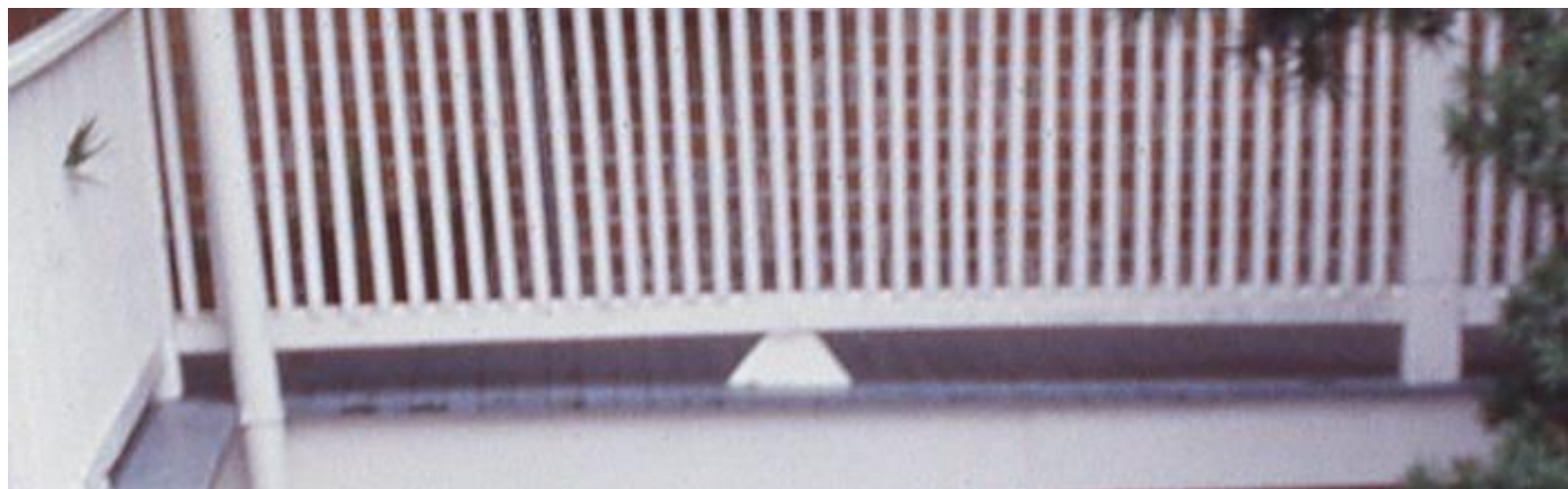


921 Chartres – 1998 – Previously Existing Railing

Vieux Carré Commission

September 16, 2020





921 Chartres – 1998 – Previously Existing Railing

Vieux Carré Commission

September 16, 2020





A Creole home, such as this townhouse, often has a simple balustrade and convex bulging posts.

BALUSTRADES & RAILINGS

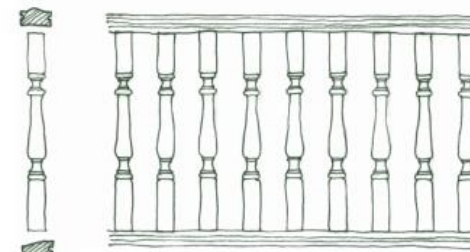
A balustrade is a railing with upper and lower horizontal members, known as rails, and vertical balusters of wood or metal. A replacement balustrade should match the overall style and character of the building.



A turned wood balustrade, produced by turning and carving square balusters on a lathe, are appropriate for most Italianate, Queen Anne, Eastlake, Classical Revival and Colonial Revival homes. Historic balusters tend to be wider than many new, mass-produced balusters.



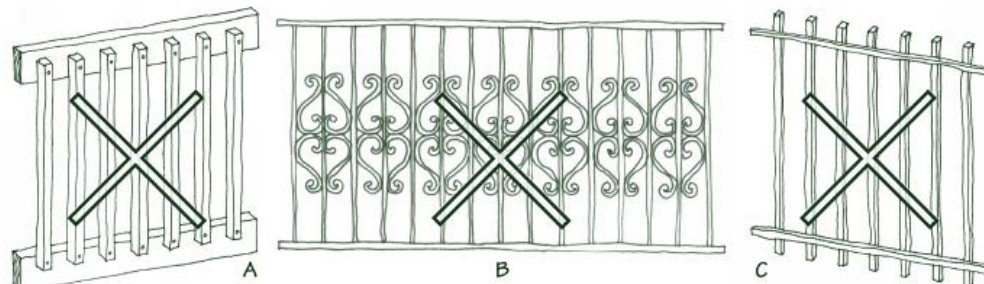
Square Post Balustrade



Victorian Turned Balustrade



A discrete, higher secondary safety rail has been installed behind the cast iron balustrade to meet building code requirements. An alternative would be to raise the historic balustrade to the required height.



The VCC does not approve requests for a wood "deck" balustrade (A), applied decorative scrolled metal ornament balustrade (B) or a balustrade composed of metal pickets welded to metal bars (C).

921 Chartres – From Guidelines

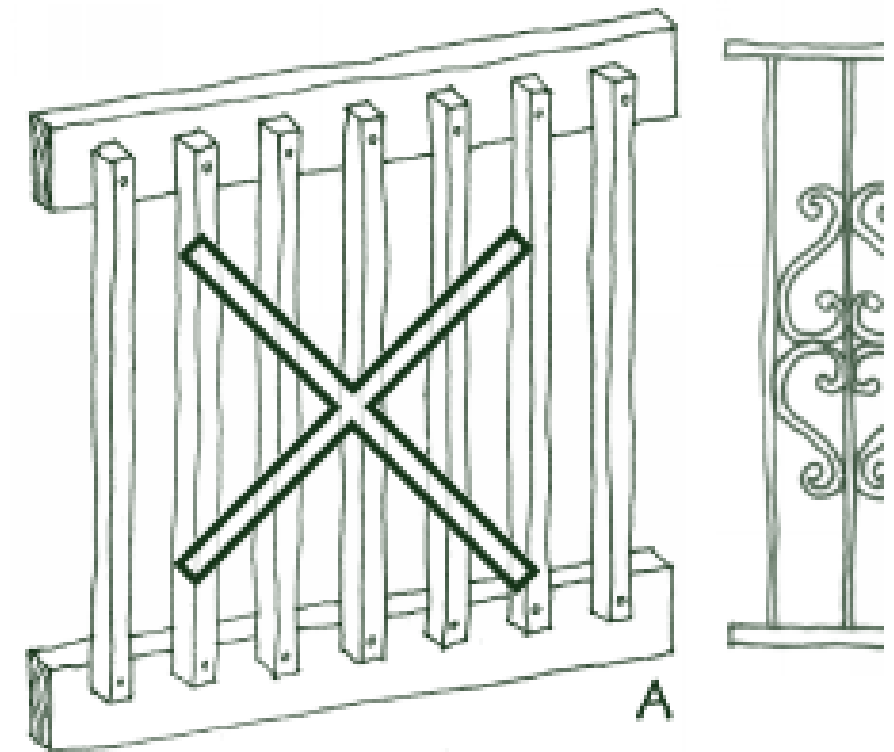
Vieux Carré Commission

September 16, 2020

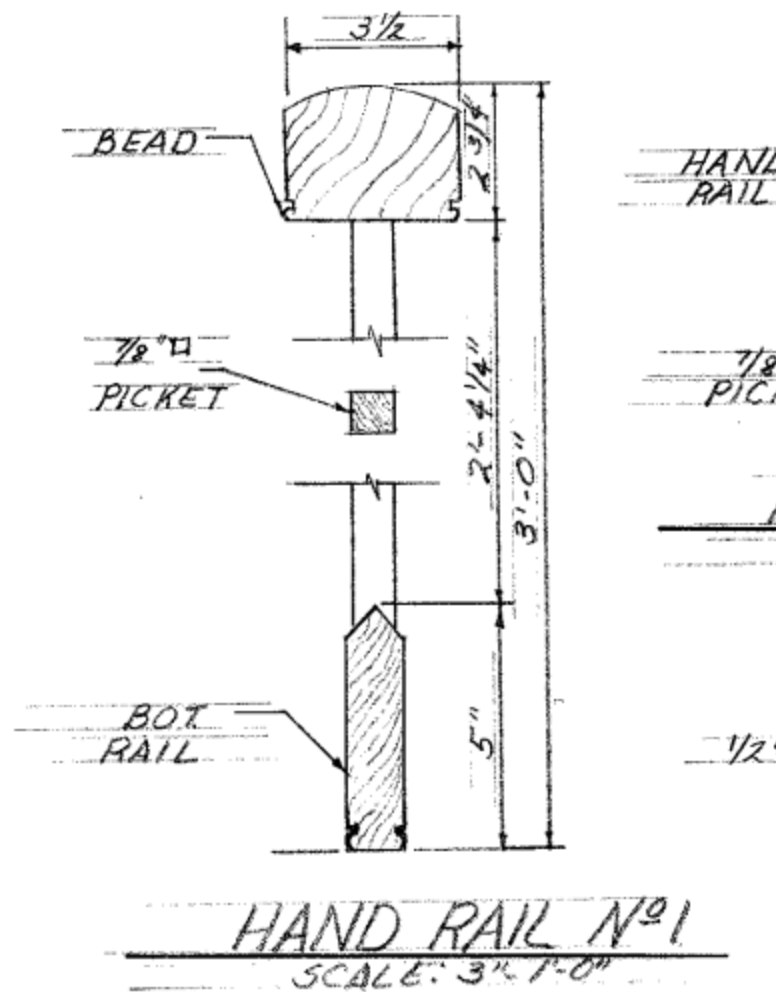




Colonial Revival homes. Historic balusters
than many new, mass-produced balusters.



The VCC does not approve requests for a w
(B) or a balustrade composed of metal pick





3200 Veterans Memorial Blvd. ste. A
Metairie, La 70002

Phone (504) 214-5026
Fax (504) 469-3571

August 17, 2020

Estimate

Repairs

Here is an estimate for your property located at 921 Chartres St., New Orleans, La.

Exterior Repairs:

Remove and replace approx. 220 ft of lower rail, handrail, spindles, and posts as needed to conform to current VCC guidelines

Prime and paint as needed new materials

Remove and replace approx. 612 ft of 6" half round gutters and downspouts

Profit and overhead:

Materials and labor: \$118,360.00

Total: \$118,360.00

Thank you
Samuel Zavala
214-5026

921 Chartres – Estimate From Applicant

Vieux Carré Commission

September 16, 2020



Chartres Street Condo Association
921 Chartres Street
NEW ORLEANS, LA. 70130

09/03/2020

#326

DESCRIPTION OF WORK			
Following prices are subject to change due to the 17% increase in lumber in Lumber in the last month.			
HANDRAILS Approx. 220 lineal feet			
Removal of 220 L/F of existing railings and post. Remove all debris from site and haul away.	220 L/F	\$21.00 L/F	\$4620.00
Replace 220 lineal feet of handrails and post			
Top rail half round 4" pine treated, bottom rail spindle grooved 4" pine treated, 2x2 pine treated spindles, 4" pine treated spindle rest plate upper and lower. All rails primed and painted.	220 L/F	\$168.00 L/F	\$36,960.00
	Approx. Increase	11%	\$4065.60
4" x 4" x 4' Support Post pressure treated pine.	32	\$72.00	\$2304.00
18- 4" x 6" Balcony treated support post with one rounded ring and cap.		\$760.00	\$13,680.00
6" Half Round Copper Gutters			
Prices due to change depending on current penny weight.			
Removal of Approx. 612 lineal feet of existing gutters	612 L/F	\$8.00	\$4896.00
Replace with 6" half round copper gutters and holders	612 L/F	\$58.00	\$35,496.00
Replace 24' down spouts with 6" copper rounded spout.	288 L/F	\$62.00	\$17,856.00
Install 12- 24"x24" copper water catcher boxes	12	\$279.00	\$3348.00
Architectoral Drawings-Permits-VCC Inspections & Approvals		Approx. cost	\$4100.00
Approx. Total is just an estimate			\$122,705.60

Looking forward to serving you when needed!

921 Chartres – Estimate From Applicant

Vieux Carré Commission

September 16, 2020





451-8731 cell chuck.ransdell@gmail.com

921 Chartres	Railing/gutter replacement	9/8/2020		
<u>GENERAL JOB ITEMS</u>		Materials	Labor	Subs
City permits - City & VCC (approximate cost)		1,500	650	
Site protection protection		375	950	
Demo existing balcony handrails		600	1,980	
Trash hauls/daily clean-up		600	2,400	
Final clean-up		200	550	
				9,805
<u>CARPENTRY - Exterior</u>		Materials	Labor	Subs
Rebuild 2nd courtyard balconies railings 220 sq ft		6,500	34,000	
				40,500
<u>PAINT</u>		Materials	Labor	Subs
Complete exterior trim		1,950	37,850	
				39,800
<u>ROOFING</u>		Materials	Labor	Subs
Remove/replace 6" 1/2-round gutters & 3" downspouts w/ copper				17,300
				17,300
<u>TOTALS</u>		11,725	78,380	17,300
				107,405

SUB-TOTALS		
GENERAL JOB ITEMS		\$ 9,805.00
OPENINGS & FINISH CARPENTRY - Exterior		\$ 40,500.00
PAINT		\$ 39,800.00
ROOFING		\$ 17,300.00
Sub-Total		\$ 107,405.00
Gen Liability Ins (6% of Sub-Total 1)	6%	\$ 6,444.30
Workers Comp (16% of LABOR total)	16%	\$ 12,540.80
Oversight/P&O (16% of Sub-Total 1)	16%	\$ 17,184.80
TOTAL		\$ 143,574.90

NOTES:

- 1) Price does **not include** costs of electrical/lighting fixtures
- 2) HVAC work is **not included**
- 3) Remedial framing/trim repair after handrail demo

921 Chartres – Estimate From Applicant

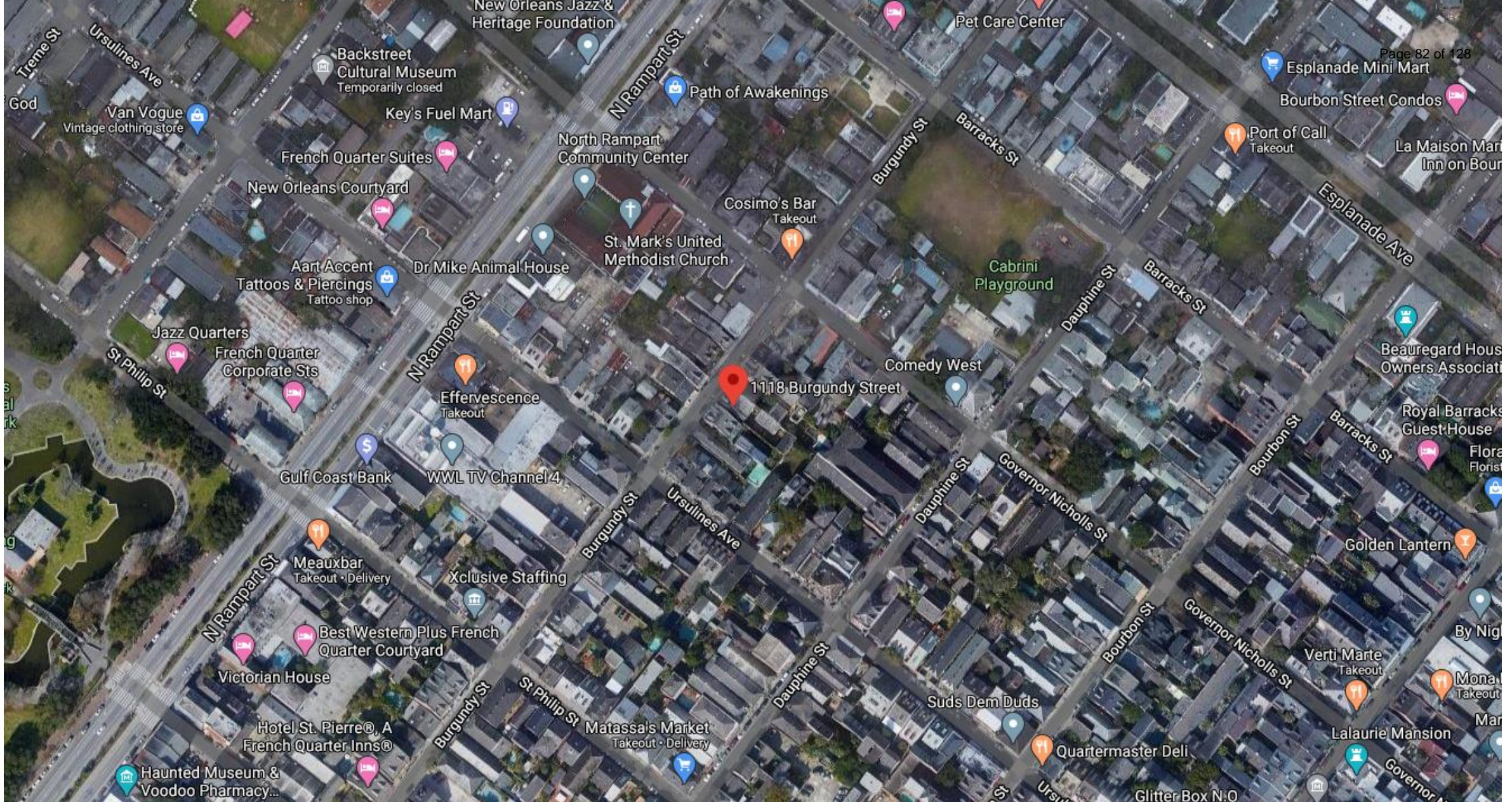
Vieux Carré Commission

September 16, 2020





1118 Burgundy



1118 Burgundy

Vieux Carré Commission

September 16, 2020





1118 Burgundy

Vieux Carré Commission

September 16, 2020





1118 Burgundy

Vieux Carré Commission

September 16, 2020





1118 Burgundy

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September 16, 2020



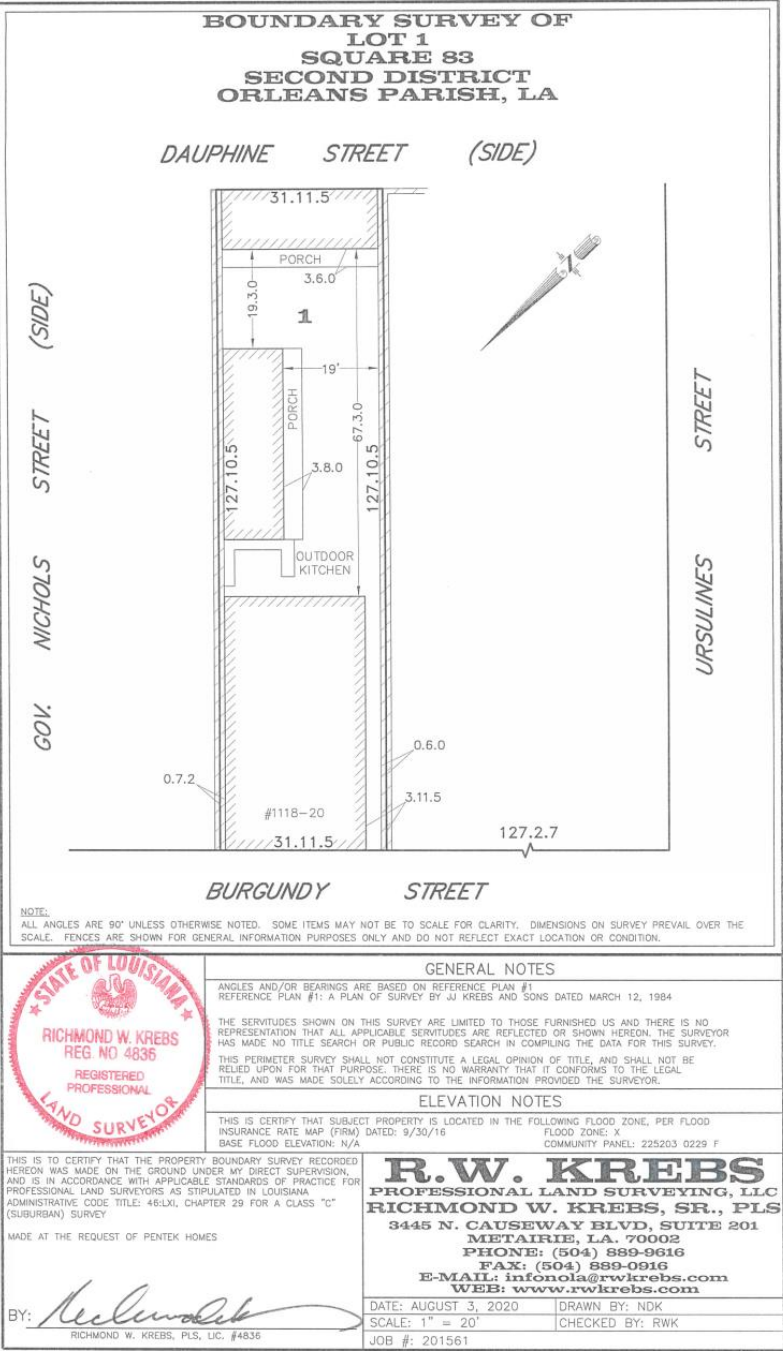


1118 Burgundy

Vieux Carré Commission

September 16, 2020



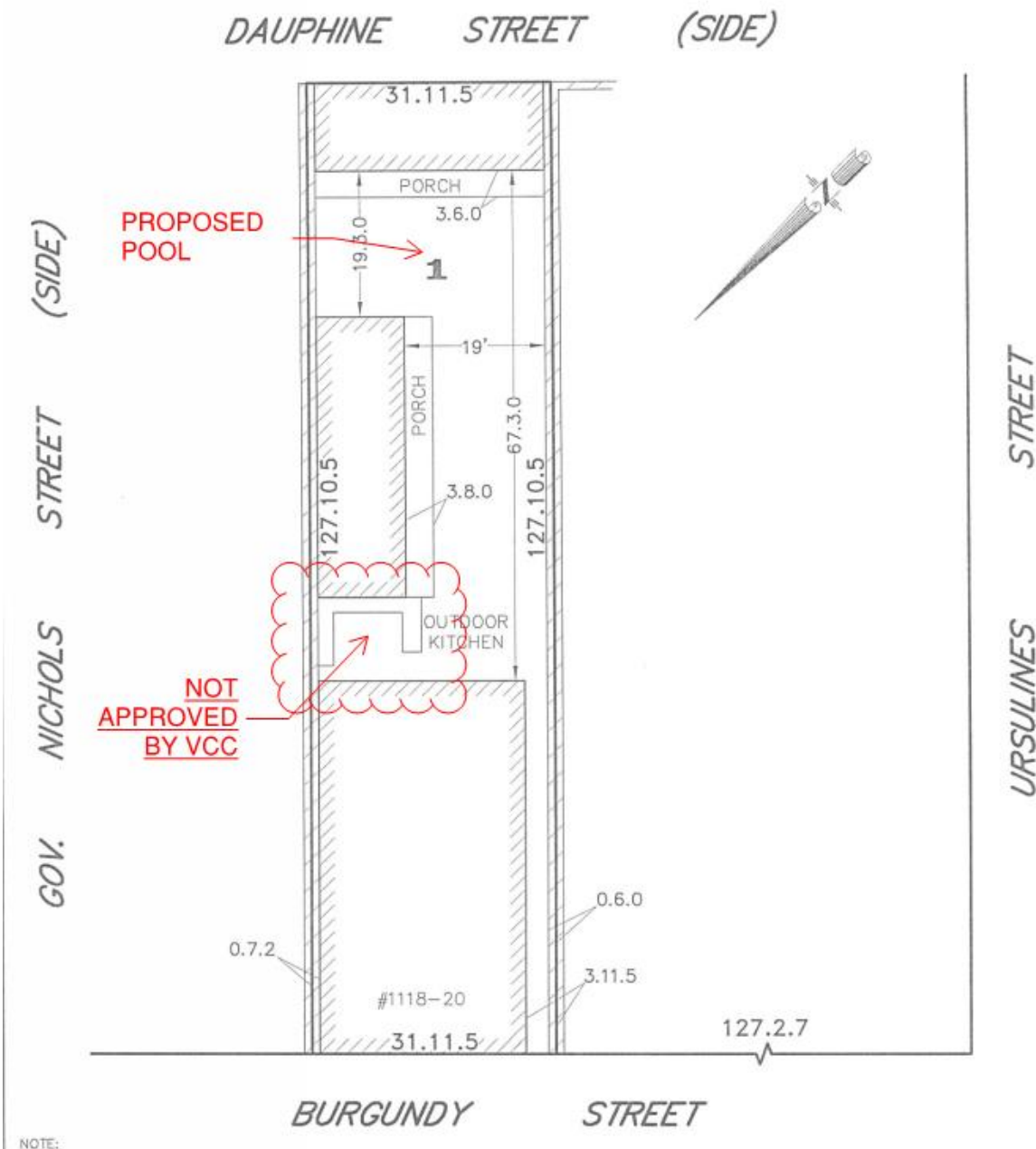


1118 Burgundy

Vieux Carré Commission

September 16, 2020





1118 Burgundy

Vieux Carré Commission

September 16, 2020





1118 Burgundy

Vieux Carré Commission

September 16, 2020





1118 Burgundy – unpermitted exterior kitchen

Vieux Carré Commission

September 16, 2020





1118 Burgundy – unpermitted exterior kitchen

Vieux Carré Commission

September 16, 2020





1118 Burgundy – unpermitted exterior kitchen

Vieux Carré Commission

September 16, 2020





1118 Burgundy – unpermitted exterior kitchen

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1118 Burgundy – unpermitted exterior kitchen

Vieux Carré Commission

September 16, 2020





1118 Burgundy – unpermitted exterior kitchen

Vieux Carré Commission

September 16, 2020





1118 Burgundy – unpermitted exterior kitchen

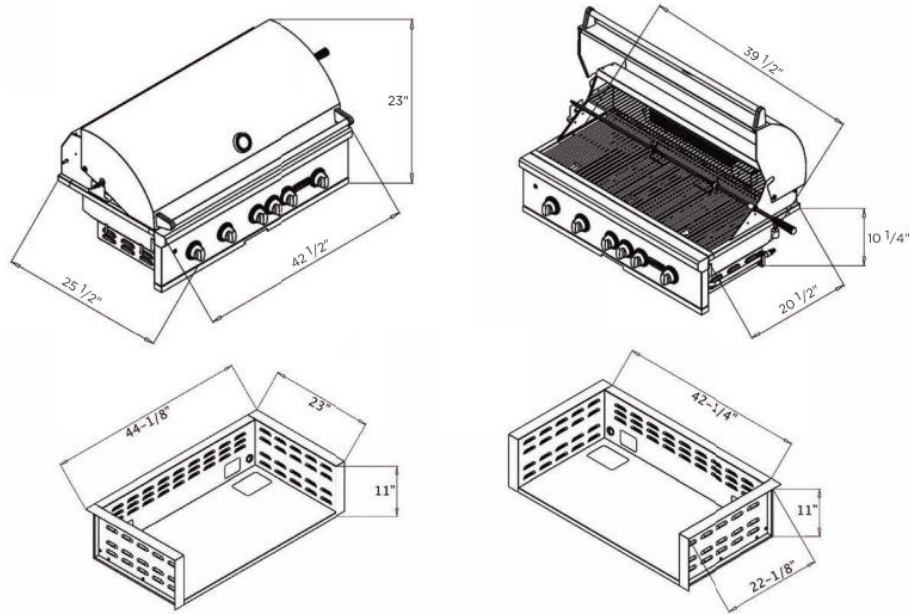
Vieux Carré Commission

September 16, 2020



C2SL42 INSTALL GUIDE

DIMENSIONAL RENDERINGS



Overall Product Dimensions				
Model No.	Height	Width	Depth	
C2SL42	23"	42 1/2"	25 1/2"	
CJAKTCS42	11"	44 1/8"	23"	

Cutout Dimensions for Island				
Model No.	Height	Width	Depth	
C2SL42	10 1/4"	39 1/2"	20 1/2"	
CJAKTCS42	11"	42 1/4"	22 1/8"	

✓ When using a Coyote insulated jacket, you will want to build your island to the jacket's Cutout and Overall Dimensions listed above (detailed on 2nd page). Once the jacket is installed, the grill will rest on/inside the insulated jacket.

Model No.	Gas Supply	BTU's	Regulator	WC Pressure	Max PSI	Electrical Requirements
C2SL42LP	Propane	110,000	20 lb Tank Regulator	11"	5 PSI	Qty 1 - 120 VAC 60 Hz Grounded Plug
C2SL42NG	Natural Gas	110,000	1/2" Female Pipe	4"	5 PSI	Qty 1 - 120 VAC 60 Hz Grounded Plug

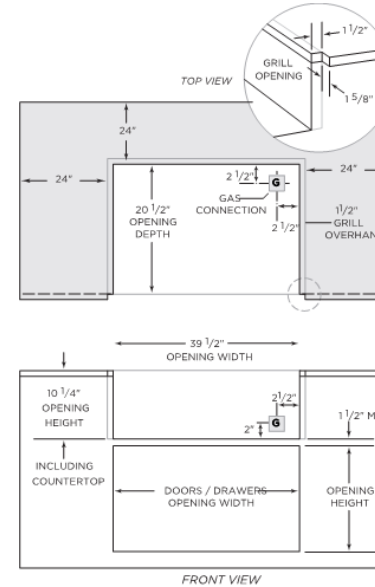
Important Note to Installer: This file is not intended to replace your Owners' Manual which contains specific safety requirements and consumer guidelines. Please refer to your Owners' Manual prior to installing or operating your built-in grill.

COYOTE
Outdoor Living
www.coyoteoutdoor.com

C2SL42 INSTALL GUIDE

Page 101 of 128

NON-COMBUSTIBLE CONSTRUCTION Insulated Jacket NOT Required



- ✓ Combustible material can not be within 24" of the grills frame
- ✓ This applies to all directions - horizontal & vertical
- ✓ Shaded area above on "TOP VIEW" illustrates the 24" minimum requirement (not to scale for rendering purposes)
- ✓ The grill is designed to hang from the counter top with no support underneath
- ✓ Minimum rear clearance for the hood to open is 2"
- ✓ If you have a wall/partition behind the grill, the minimum rear clearance to that wall should be at least 7" to allow for ventilation of the exhaust

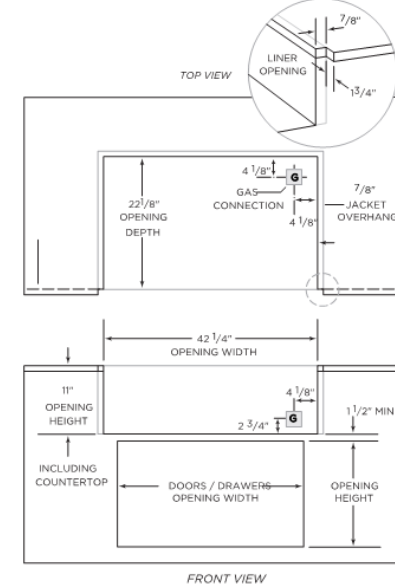
Ventilation Requirements:

- ✓ Regardless if you are using a combustible or non-combustible building material, you must include at least two vents within the island.
- ✓ These vents must be at least 20 sq. in. each and allow fresh air to move from the grill cabinet to the exterior environment.
- ✓ For a propane setup, the vents should be installed lower as propane is heavier than air.
- ✓ For a natural gas setup, the vents should be located higher in the island, as natural gas is lighter than air.
- ✓ Do not locate the two vents on the same wall of the island. Cross ventilation is key to allow any excess heat or trapped gas to dissipate.

Important Note to Installer: This file is not intended to replace your Owners' Manual which contains specific safety requirements and consumer guidelines. Please refer to your Owners' Manual prior to installing or operating your built-in grill.

COYOTE
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COMBUSTIBLE CONSTRUCTION Insulated Jacket Required - Model # CJAKTCS42



- ✓ If using combustible material within 24" of the grill frame, you MUST use the corresponding Coyote Insulated Jacket
- ✓ Using an insulated jacket, does not waive any other standard installation procedure (ventilation, connections, etc)
- ✓ The jacket is designed to hang from the counter top with no support underneath
- ✓ Minimum clearance for hood to open is 2"
- ✓ If you have a wall/partition behind the grill, the minimum rear clearance to that wall should be at least 7" to allow for ventilation of the exhaust

1118 Burgundy – unpermitted exterior kitchen

Vieux Carré Commission

September 16, 2020





Stainless Solid

Key Features

- Makes clear cubes approx. 7/8" W x 7/8" H x 7/8" L
- Produces up to 60 lb of ice per day
- Stores up to 30 lb of ice
- Digital touch pad control with blue LED display
- U-Choose™ feature offers five levels of ice fullness
- Silent setting temporarily suspends ice making for 3 hours
- Indicator alert notifies user when cleaning is needed
- Easiest clear ice machine cleaning process in the industry
- Bright white LED lighting
- White interior
- Stainless steel cabinet, toe-kick, and full-wrap door
- Stainless steel handle (7/8" diameter)
- Field reversible door is shipped right-hand hinged
- Built-in or freestanding
- Four adjustable leveling legs
- Factory installed drain pump model recommended if a gravity drain is not accessible

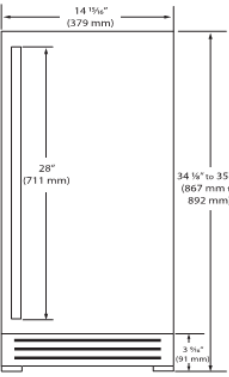
Model Details

Model	Voltage/Hz	Door Swing	Pump	Finish	Shipping Weight
UOCL115-SS01A	115 / 60	Field Reversible	-	Stainless Solid	96 lb
UOCP115-SS01A	115 / 60	Field Reversible	Pump Included	Stainless Solid	101 lb

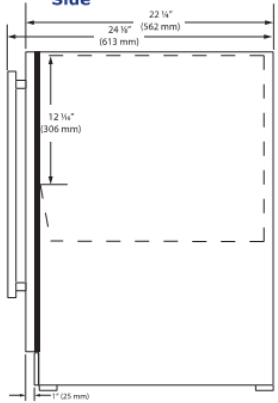
Accessories

Model	Description	Finish	Shipping Weight
ULACLRCLEAN	Clear Ice Machine Cleaner (1 box of 6 packets)	N/A	1 lb
ULAWATERHOOKUP	Braided Water Supply Line Kit	N/A	2 lb

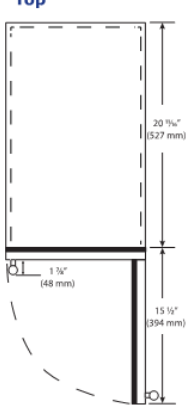
Dimensions
Front



Side



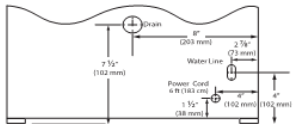
Top



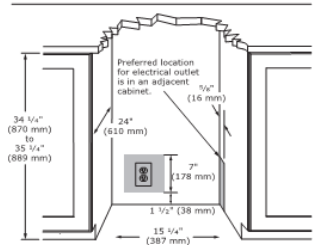
Specifications

Model	OCL115
Amps: Running	4
Amps: Ice Harvest	5.5
Dimensions: Product Depth	22 1/4" / 562 mm
Dimensions: Product Height	34 1/8" / 867 mm
Dimensions: Product Width	14 1/4" / 379 mm
Energy Consumption: Avg. Per Year	N/A
ENERGY STAR	N/A
Ice Production Per Day	60 lb
Ice Storage	30 lb
Product Weight: Max	101 lb
Refrigerant Type	R134a
Sabbath (Star K Certified)	No

Back



Cabinet Cut-Out



Warranty

- 1 Year (parts & labor) / 5 year sealed system (parts)
- **2 Year (parts & labor) / 5 year sealed system (parts) upgrade at no cost with product registration**



See complete warranty for details

All specifications are subject to change without notice.

Installation Notes

- 15" cutout width sufficient if door protrudes beyond adjacent cabinetry
- No additional clearance is needed for ventilation
- Do not obstruct front grille air flow





Stainless Solid

Key Features

- Convection cooling system provides a quick cool down and consistent temperature
- Digital touch pad control with blue LED display
- Stainless steel cabinet, toe-kick, and drawer fronts
- Volume of 5.4 cu ft holds up to 98 bottles (12 oz) or 150 cans (12 oz)
- Temperature range: 34°F - 60°F
- Bright white LED lighting
- Two full-extension stainless steel drawers
- Stainless steel handles (7/8" diameter)
- Built-in or freestanding
- Four adjustable leveling legs

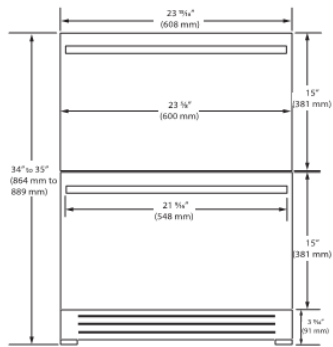
Model Details

Model	Voltage/Hz	Door Swing	Finish	Shipping Weight
UODR124-SS01A	115 / 60	Field Reversible	Stainless Solid	147 lb

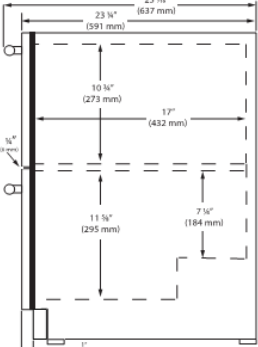
Accessories

Model	Description	Finish	Shipping Weight
U-PSK-S	Freestanding Kit	Stainless	3 lb

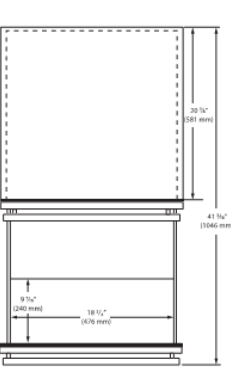
Dimensions
Front



Side



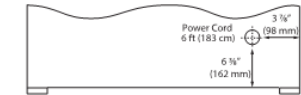
Top



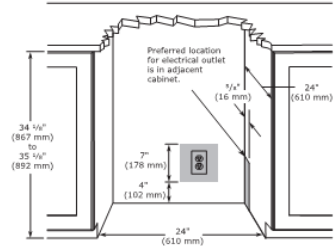
Specifications

Model	ODR124
Amps: Running	1.2
Capacity: Bottle (12 oz)	98
Capacity: Can (12 oz)	150
Capacity: Volume (cu ft)	5.4
Capacity: Wine Bottle (750 ml)	N/A
Dimensions: Product Depth	23 1/4" / 591 mm
Dimensions: Product Height	34" / 864 mm
Dimensions: Product Width	23 15/16" / 608 mm
Energy Consumption: Avg. Per Year	305 kWh
ENERGY STAR	N/A
Product Weight: Max	142 lb
Refrigerant Type:	R600a
Sabbath (Star K Certified)	Yes
Temperature Range	34°F - 60°F

Back



Cabinet Cut-Out



Warranty

- 1 Year (parts & labor) / 5 year sealed system (parts)
- **2 Year (parts & labor) / 5 year sealed system (parts) upgrade at no cost with product registration**



See complete warranty for details

Please visit u-line.com to view this model's User Guide & Service Manual. All Specifications are subject to change without notice.

8900 North 55th Street • Milwaukee, Wisconsin 53223 USA • Phone +1.414.354.0300 • Fax +1.414.354.7905 • u-line.com

Installation Notes

- No additional clearance is needed for ventilation
- Do not obstruct front grille air flow



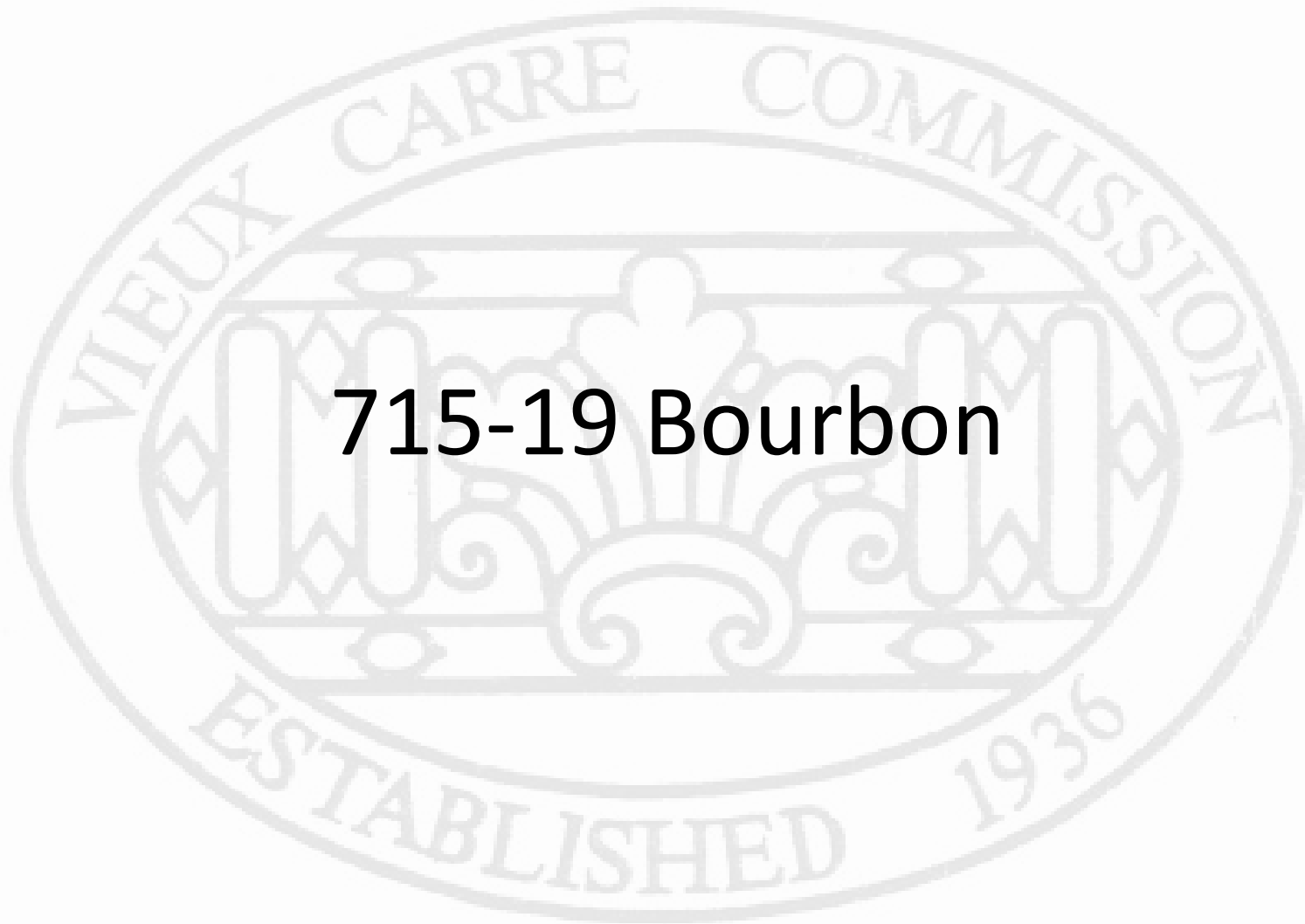
1118 Burgundy – unpermitted exterior kitchen

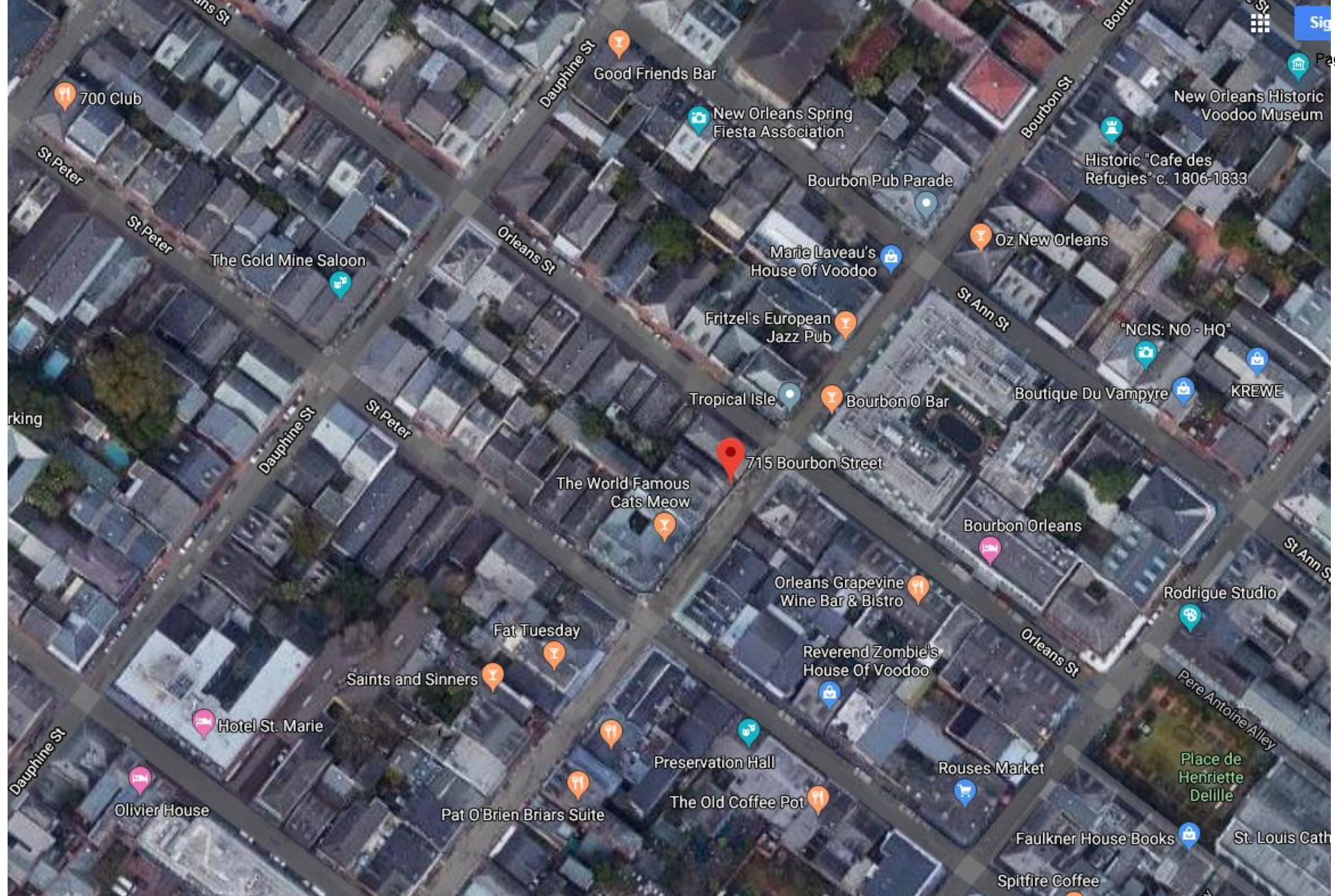
Vieux Carré Commission

September 16, 2020



715-19 Bourbon





715-19 Bourbon

Vieux Carré Commission

September 16, 2020





715-19 Bourbon
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September 16, 2020





715-19 Bourbon

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September 16, 2020





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September 16, 2020





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September 16, 2020





715-19 Bourbon

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September 16, 2020





715-719 Bourbon

Vieux Carré Commission

September 16, 2020



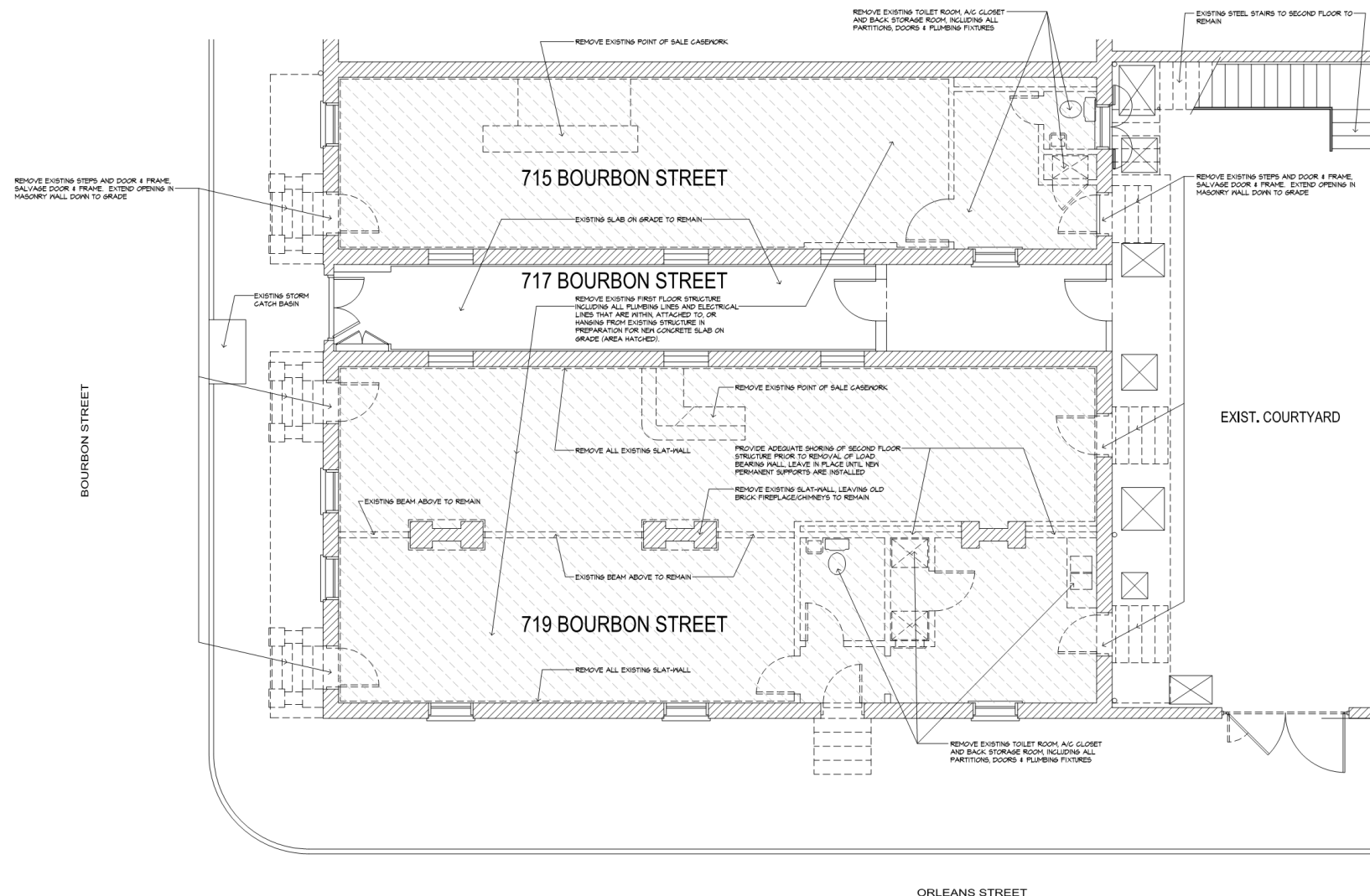


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September 16, 2020





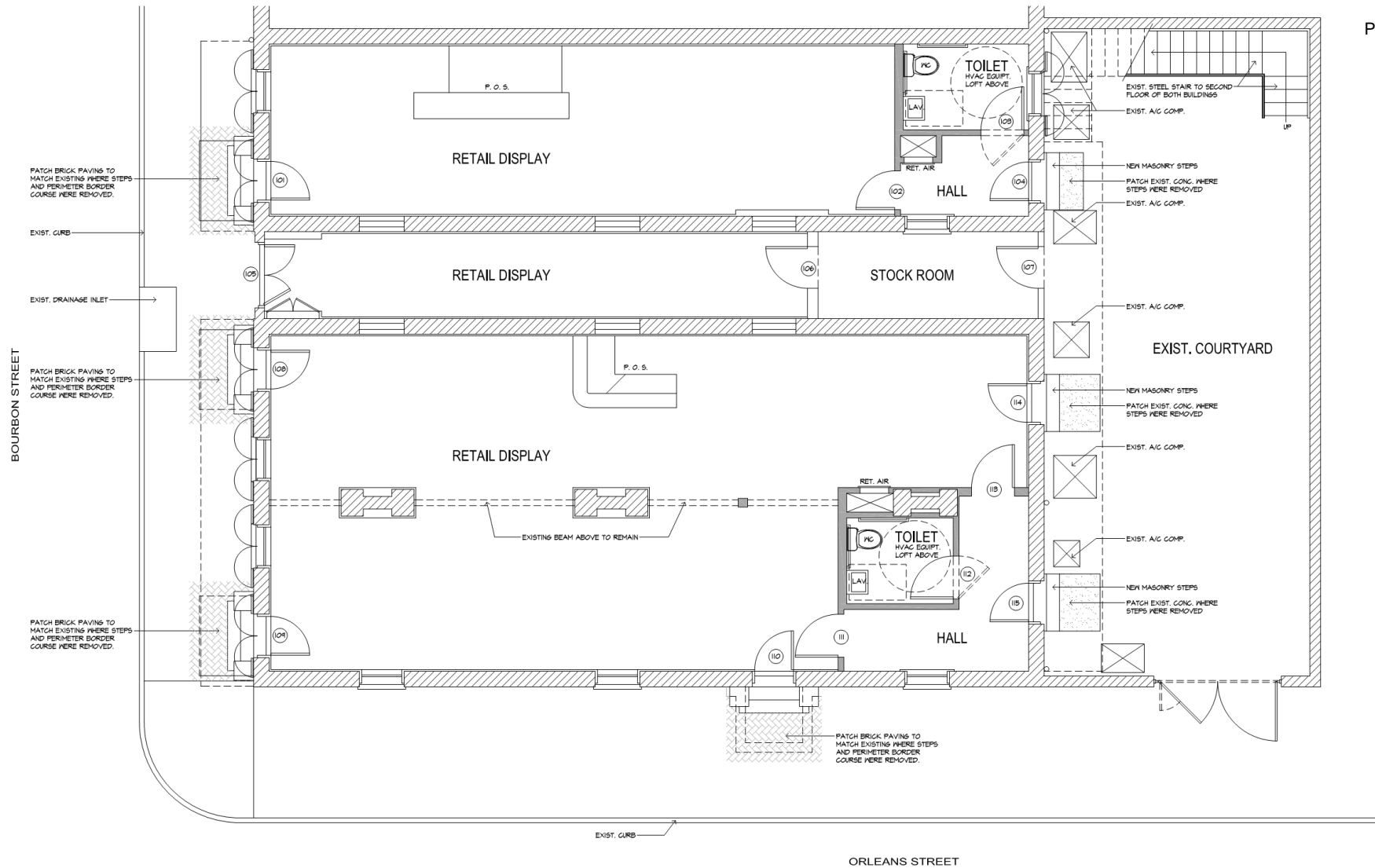
1
A-1
FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

715-719 Bourbon

Vieux Carré Commission

September 16, 2020





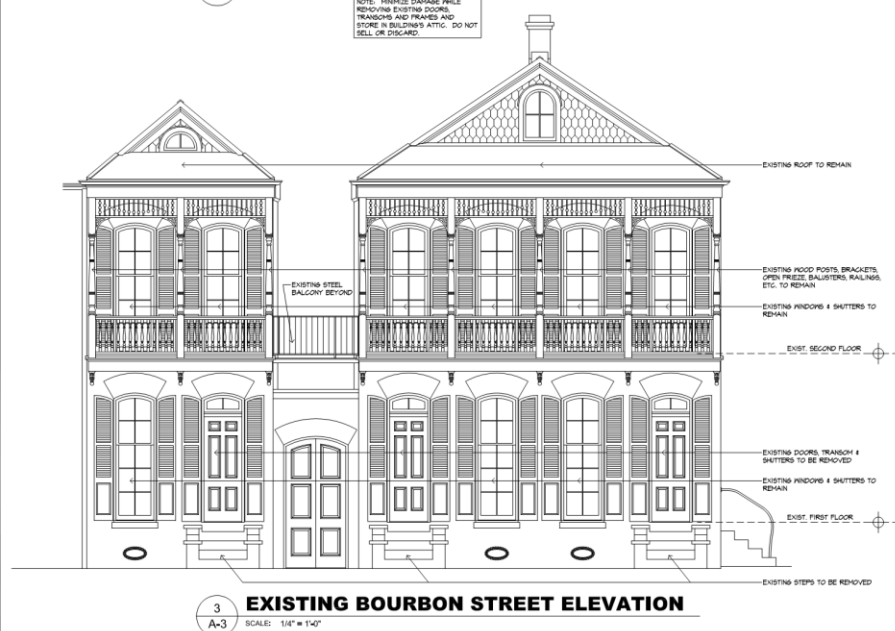
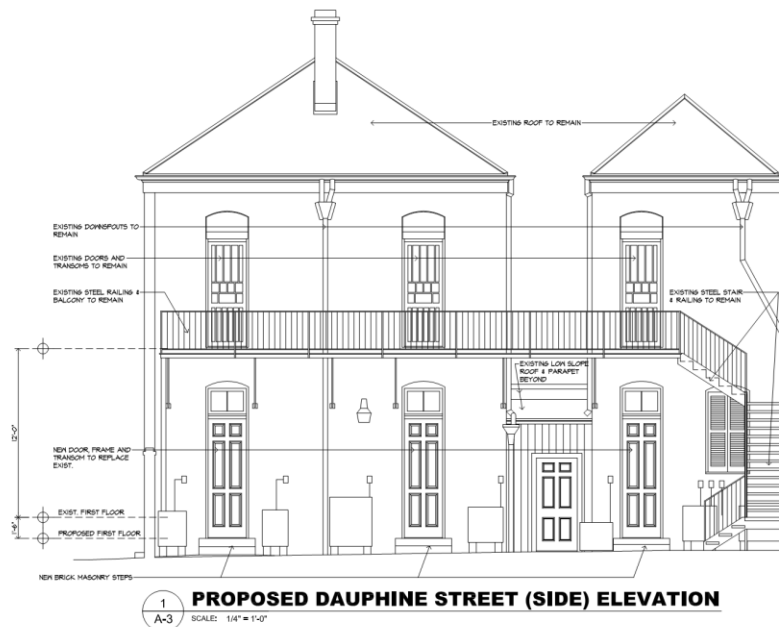
1 FIRST FLOOR PROPOSED PLAN
A-2 SCALE: 1/4" = 1'-0"

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September 16, 2020



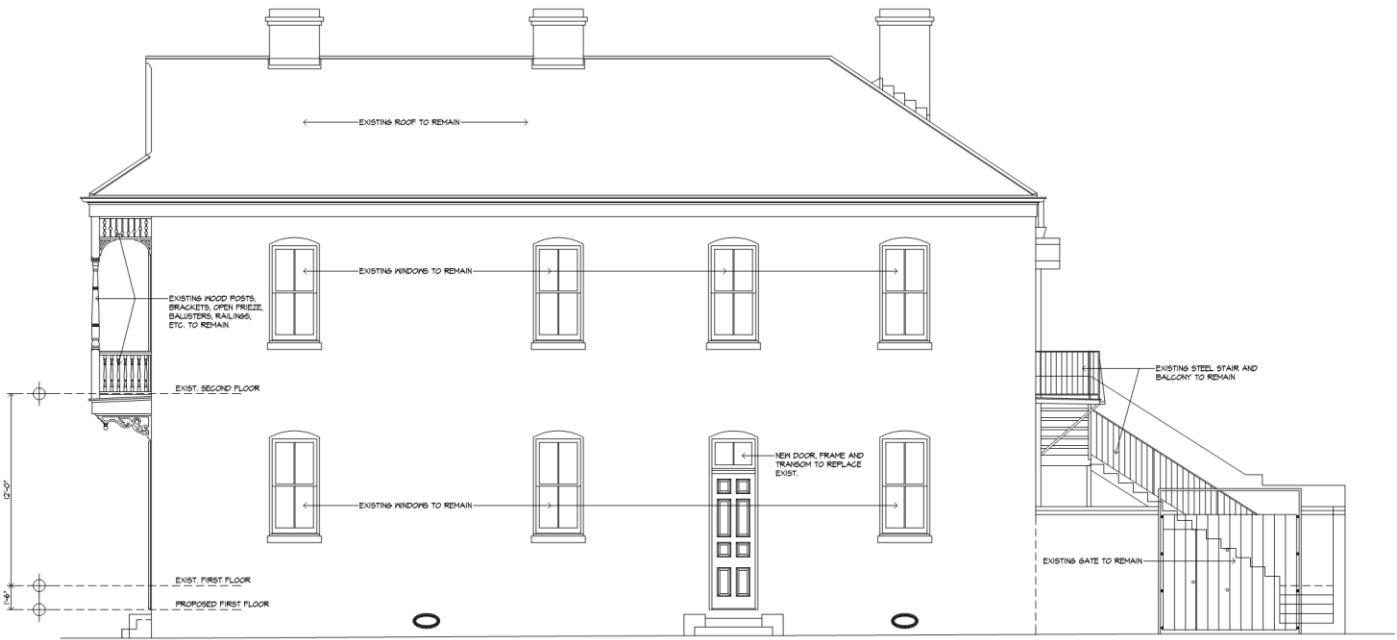


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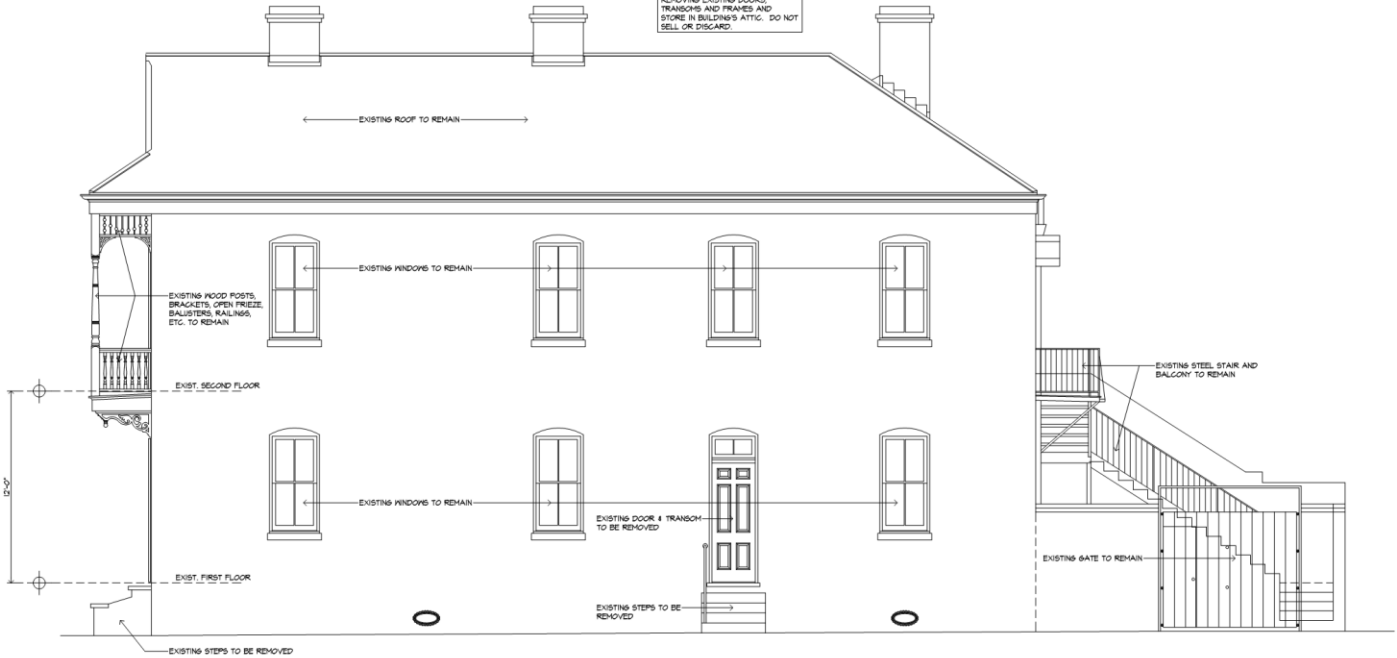
September 16, 2020





1
A-4
PROPOSED ORLEANS STREET ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: MINIMIZE DAMAGE WHILE
REMOVING EXISTING DOORS,
TRANSOMS AND FRAMES AND
STORE IN BUILDING'S ATTIC. DO NOT
SELL OR DISCARD.



2
A-4
EXISTING ORLEANS STREET ELEVATION
SCALE: 1/4" = 1'-0"





715-719 Bourbon

Vieux Carré Commission



717 BOURBON

Historic Case Study

September 16, 2020



DESCRIPTION

Vieux Carre Commission Rating: Green

Alterations: c1988

Type: c1898 Eastlake double townhouse

Page 118 of 128

There is a long history of removing stoops and altering the floor height of buildings throughout the French Quarter and particularly on commercial dense Bourbon Street. These alterations reflect the changing needs and demands of the district which although is of extreme historic significance is not a time capsule to a bygone era but a living breathing neighborhood.

This report contains multiple examples of buildings within the French Quarter which have been allowed to be altered in order to service modern business needs and safety codes. All of these buildings which were built for a residential use no longer exists in a residential zone and have little hope of ever returning to that use.

The current floor level of 717 Bourbon is not suited to its current and long-standing use and the stoops required to access the interior of the building create daily struggles for the owner and patrons. The stoop, A detail which is prized and celebrated among New Orleans residential buildings is problematic in this entertainment zone bring the occupants of this building daily pain. As these are the only stoops on Bourbon for a considerable distance along the street people often congregate there preventing entry into the building and frequently putting the employees of the business in danger of physical harm when those congregating are asked to leave. An issue which has been addressed with the NOPD with little assistance offered.

The stoops themselves as well as those that congregate there limit the flow of pedestrian along this section of the sidewalk often causing people to have to step into the street creating a further safety issue. Some elements of this building which were common for its use when the building was constructed have now become burdensome and dangerous under its current function.



1970 (first floor windows altered after 1988)

715-719 Bourbon

Vieux Carré Commission

September 16, 2020





818 ROYAL

Vieux Carré Commission Rating: Yellow

Alterations: c1980 & 2019 (currently under renovation)

Type: 1910 raised frame bungalow

A raised bungalow is an atypical building type for the district and through it was built as a residence it has been functioning as a commercial building for most of its life. Though the lower level was never intended to occupiable space it occupied by various businesses for decades before code compliance made it no longer possible. Even though this building was not significantly altered and maintained nearly all of its original detailing the Vieux Carré Commission approved the raising of this structure in order to add height to the lower lever so it could continue to function for business use.



1980

715-719 Bourbon

Vieux Carré Commission

September 16, 2020





626 BOURBON

Vieux Carre Commission Rating: Yellow

Alterations: c1920, c1970, & 2017 (currently under renovation)

Type: A 2-story Spanish revival building originally constructed as a 1-story building, between 1876 and 1896. In the 1920s a second floor was added, and the first-floor façade was set back to create a porch which has since been infilled (approx. 1970).

Currently under renovation this building has had several iterations throughout its history. Adjustments have been made to suit both popular style and use and once again it has been altered in order to better accommodate its use in a heavily commercial area. The floor has been lowered and a gallery which has never previously existed on this building has been approved to be added as a desirable feature on Bourbon Street.



2020

715-719 Bourbon

Vieux Carré Commission

September 16, 2020





615 BOURBON

Vieux Carre Commission Rating: Green

Alterations: c1970 & 1984

Type: c1830 typical 1½-story masonry double Creole cottage.

This building's facade was altered significantly from its original 1830s detailing in the late 19th century; it is supposed the alterations permitted in the 1970s were to restore the building's original appearance in many aspects. Though it was still permitted to be lowered to street level in order to accommodate a commercial use which has altered the proportions and door heights. The building was then altered again in 1984 to add the stucco banding on the front façade and to shift the door openings to be evenly space.



1970

715-719 Bourbon

Vieux Carré Commission

September 16, 2020





420 BOURBON

Vieux Carré Commission Rating: Green

Alterations: c1975

Type: c1830 typical 1½-story masonry double Creole cottage.

This building's façade has not experience significant alterations for the sake of changing fashions but it is unclear if the orientation of windows and doors present in 1959 was original to the structure or if the four door layout was in fact a façade restoration. What is clear is that this building was lowered to street level to accommodate its commercial use and it is evident in the number of lights present in the doors they were lengthened to accommodate this drop in floor level.



715-719 Bourbon

Vieux Carré Commission

September 16, 2020



From: Braud, Andres [andres.braud@engelvoelkers.com]
Sent: Wednesday, September 9, 2020 11:15 AM
To: irl@silversteinlawplc.com
Subject: 717 Bourbon St. - Steps Letter

To Whom It May Concern:

During my time at 717 Bourbon Street, there were a number of problems experienced that were only exacerbated by the city's lack of effective policing, and insignificant and cumbersome architectural features of our building, namely the steps protruding into the middle of the sidewalk. This made it nearly impossible for disabled people to get in and out of the building, much less traverse the sidewalk.

Another big problem experienced was the vagrants and drug dealers sitting on the steps of the building. This blocks the sidewalk, the entrance to the business, and made a great place for people to urinate, defecate, and vomit on. The vagrants would not move unless the police forced them to and then they would always come back a short while later. The drug dealers were always combative and threatening. This was not good for the businesses, or the city as a whole.

Allowing this building to be modified while still preserving its architectural uniqueness is possible. The preservation of architecturally significant buildings is important, but progress for the greater good of the general public, ADA compliance, is more important and is the ethical thing to do.

Please work with the property owners on this matter as it will help make the French Quarter a better place for everyone.

Sincerely Yours,

Andres Braud
Real Estate Adviser

Engel & Völkers New Orleans
Licensee of Engel & Völkers U.S. Holdings, Inc.
Independently Owned and Operated
Licensed Realtor in Louisiana

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Mobile: +1 504 377 7838
Internet: neworleans.evusa.com
Mailto: andres.braud@evusa.com

This e-mail and any attachments are confidential. If you are not the intended recipient of this e-mail, please immediately delete its contents and notify us. This e-mail was checked for virus contamination before being sent - nevertheless, it is advisable to check for any contamination occurring during transmission. We cannot accept any liability for virus contamination.

715-719 Bourbon

Vieux Carré Commission

September 16, 2020



----- Forwarded Message -----

From: Margarita Bergen <margaritabergen@hotmail.com>

To: Khaliq Siddiqui <khaliqsiddiqui@yahoo.com>

Sent: Saturday, September 12, 2020, 06:13:32 PM CDT

Subject: Re: Bourbon St Statement

Darling Khali Siddiqui,

I have tried several times to come by -HANG IT Up Gallery on Bourbon Street to check out some of your sales items but I am afraid to go in because there are always people sitting in the steps leading to the gallery.

Why don't you report it to the Vieux Carre Commission or put a big sign that says "Not Sitting on the Steps"? Sitting in those steps is definitely

a

deterrent for people to patronize your business and we need at this time all the business that you can.

I hope this problem could be solved ASAP. Margarita Bergen

Randy McClendon <mcclendonrandy829@gmail.com>

To: Randy McClendon, aks1321@gmail.com

Mon, Sep 7 at 9:05 AM

Mr. Khaliq Siddiqui,

Good morning,

This email is in follow-up of our conversation from Saturday September 5th, when I explain to you that it was difficult for me and my young daughters (10 & 12) to come into your businesses. You seem to empathize with our shopping dilemma as I empathize with your dilemma to be able to have customers come freely into your businesses.

All the people standing and sitting on the stairs in front of your businesses makes patronizing your businesses very difficult. It was very frustrating to say excuse me and have them give us a dumb look as if we were doing something wrong. I've seen people picketing businesses that interfere less with customers entering the businesses.

After leaving your store, we decided that we were no longer going to walk/tour the area so we went home, making it a sad day for tourism.

If you have any questions about our unpleasant adventure, please call me 504-782-3554. Please also call me if you are able to have your "picketers" move on. We would love to tour the area and businesses further.

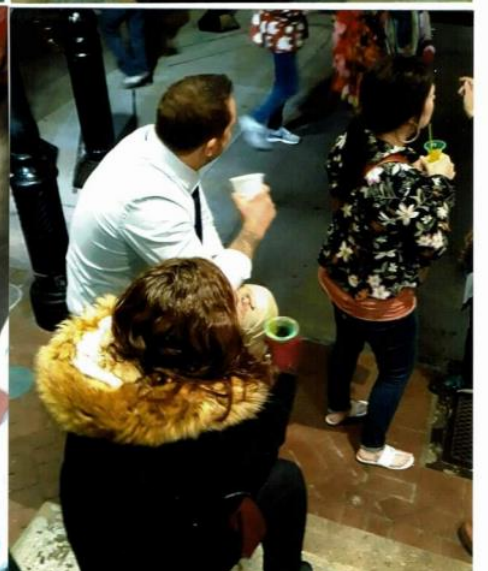
Randy McClendon

715-719 Bourbon

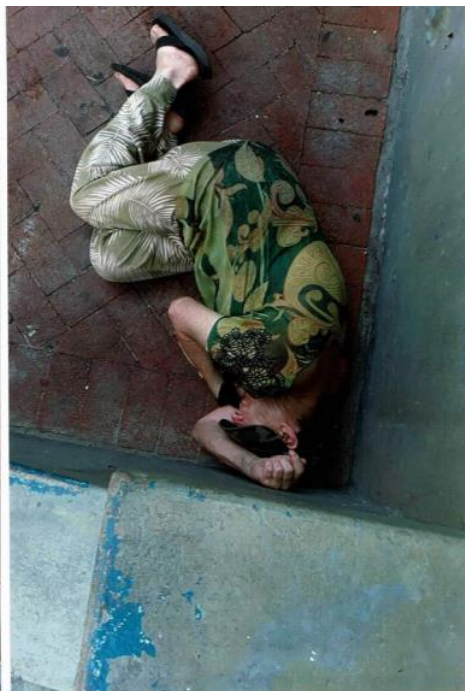
Vieux Carré Commission

September 16, 2020

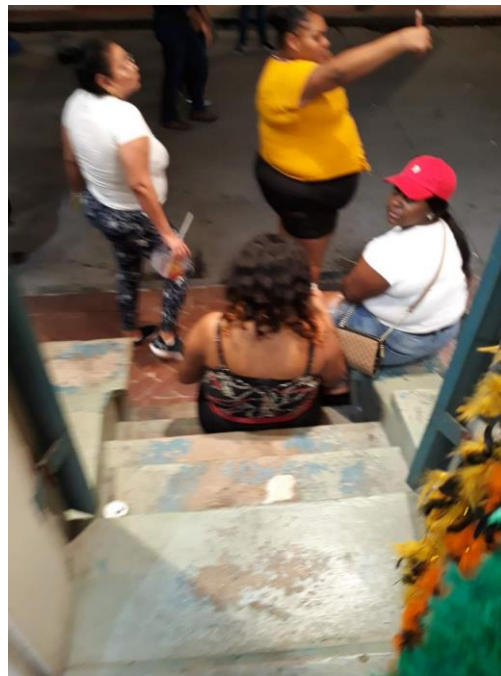




715-719 Bourbon – Photos from Applicant



715-719 Bourbon – Photos from Applicant



715-719 Bourbon – Photos from Applicant

Vieux Carré Commission

September 16, 2020



Incident Detailed Report

Incident #: LNP17060200002110

Summary

Location: 719 BOURBON ST
 Loc Name:
 City: NO
 Description:
 Building:
 Floor:
 Subdiv:
 Apt/Unit:
 Status: Closed
 Inc Type: 103
 Mod Circ:
 Created: 17:03:13 6/2/2017
 Agency Type: L
 Priority: 1A
 Agency ID: NP
 Sector: 8D
 Area: D8
 Beat: 8D06
 Report #:
 Disposition: NAT (NP/801B)

Dispatch

Unit(s): NP/801B (Officers: NP/HORNER ROSE) (Primary), NP/803B (Officers: NP/ABNEY TREVOR), NP/803B (Officers: NP/ABNEY TREVOR)

Comments

17:03:13 6/2/2017 opcd183 06
 CALLER NAME: [REDACTED]
 CC TEXT: DISTURBANCE / NUISANCE
 PROBLEM: COMP STS SUBJS ARE HANGING OUT IN FRONT OF HIS LOC
 DISPATCH LEVEL: 113D04 (VERBAL (INDIVIDUAL OR SMALL GROUP))
 1. THE CALLER IS ON SCENE.
 2. THE VICTIM CALLER IS ON SCENE.
 3. THIS INCIDENT INVOLVES A DISTURBANCE.
 4. THIS INCIDENT IS IN PROGRESS.
 5. NO KNOWN WEAPONS WERE INVOLVED.
 6. A SMALL GROUP IS INVOLVED.
 7. THIS INCIDENT INVOLVES A VERBAL DISTURBANCE.

Persons

Name: [REDACTED] Role: INITIAL CALLER
 Address:
 City:
 Phone: (504) [REDACTED]
 Gender:
 Race:
 Height:
 Hair:
 Eyes:
 Misc:
 Contact?: May
 DOB:
 Age:
 Bldg:
 Weight:
 License #:

Vehicles

Premise Hazard

Type	Title	Proximity	Address
WARNING	817 BURGUNDY	Outer	817 BURGUNDY ST, NO

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Previous Incidents

Name	Address	Inc Type	Incident #	Date
[REDACTED]	N CLAIBORNE AVE (5A04) / PAUGER ST, NO	100	LNP17053100 038820	17:02:05 5/31/2017

Associated Incidents

Attachments

History

Time/Date	Trans Type	User ID	Console ID
18:18:14 6/2/2017	UNIT MGMT	opcd104	E3
Unit Location		Unit ID: NP/801B	
Location: NULL (719 BOURBON ST)		City: NULL (NO)	
18:18:14 6/2/2017	FREE UNIT	opcd104	E3
Unit Freed		Unit ID: NP/801B	
18:18:14 6/2/2017	INC UPDT	opcd104	E3
Disposition		Dispo: NAT	
Unit ID: NP/801B			
18:18:14 6/2/2017	UNIT STAT	opcd104	E3
Unit Status		Unit ID: NP/801B	
Status: C (AR)			
18:18:14 6/2/2017	INC STAT	opcd104	E3
Incident Status		Status: Closed (Active)	
18:17:19 6/2/2017	PRIM UNIT	opcd104	E3
Primary Unit		Primary: NP/801B (NP/803B)	
18:17:11 6/2/2017	UNIT MGMT	opcd104	E3
Unit Location		Unit ID: NP/803B	
Location: NULL (719 BOURBON ST)		City: NULL (NO)	
18:17:11 6/2/2017	FREE UNIT	opcd104	E3
Unit Freed		Unit ID: NP/803B	
18:17:11 6/2/2017	UNIT STAT	opcd104	E3
Unit Status		Unit ID: NP/803B	
Status: C (OS)			
18:05:19 6/2/2017	UNIT STAT	opcd104	E3
Unit Status		Unit ID: NP/803B	
Status: OS (EN)			
17:58:37 6/2/2017	UNIT STAT	NP/HORNER1949 /B15041 2	
Unit Status		Unit ID: NP/801B	
Status: AR (EN)		Submitted: 17:58:37 6/2/2017	
17:57:50 6/2/2017	UNIT STAT	opcd104	E3
Unit Status		Unit ID: NP/803B	
Status: EN (OS)			
17:57:50 6/2/2017	UNIT STAT	opcd104	E3
Unit Status		Unit ID: NP/801B	
Status: EN (OS)			
17:57:43 6/2/2017	UNIT STAT	opcd104	E3
Unit Status		Unit ID: NP/803B	
Status: OS (DS)			
17:57:43 6/2/2017	UNIT STAT	opcd104	E3
Unit Status		Unit ID: NP/801B	
Status: OS (DS)			

715-719 Bourbon – Example of Reports Submitted by Applicant

