

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION  
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Helena Moreno  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
EXECUTIVE DIRECTOR

Monday, March 23, 2026

Honorable City Council  
1300 Perdido Street  
New Orleans, LA 70112

Re: 119 Olivier Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's denial of the retention of the installation of inappropriate windows at a Contributing rated, two-story, single-family residential building without a Certificate of Appropriateness.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,



Yvette Jett  
Principal Architectural Historian

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112  
PHONE 504.658.7040 | FAX 504.658.7211

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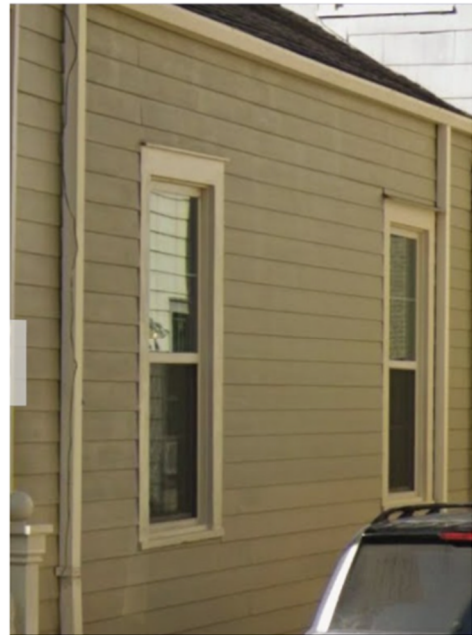
March 2022



October 2024



Original Wood Windows



Replacement Vinyl Windows

## HDLC Guidelines:

- Section 8, Pages 7-9 of the *Guidelines for Windows and Doors*

**WINDOW GUIDE**

***THE HDLC REQUIRES:***

- Matching the original size, shape, configuration, type, operation, materials, muntin pattern, dimensions, profiles and detailing to the greatest extent possible with a salvaged or new replacement window
- Installing clear or uniformly frosted glass, without a pattern, at all glazed openings unless replacing historic colored or beveled glass in-kind

***THE HDLC RECOMMENDS:***

- Installing replacement windows in less visible areas
- Installing quality wood replacement windows
- Reusing serviceable trim, hardware or components or using salvaged materials

***THE HDLC DOES NOT PERMIT:***

- Replacing a window component or unit if repair and maintenance will improve its performance and preserve historic elements
- Decreasing window size or shape with in-fill to allow for installation of stock unit size
- Installing an inappropriate window type, such as a casement in a former double-hung window location
- Increasing window sizes or altering the shape to allow for picture or bay windows

## Retention Items:

Installation of inappropriate windows.

## Case History:

- **02/05/26:** The applicant requested approval of the installation of full wood screens to abate the violation.
- **02/04/26:** The **Commission** voted to defer the application until the next Commission meeting to provide the chance for the applicant to work with HDLC Staff to determine the best way to bring the inappropriate windows into compliance with the HDLC Guidelines.
- **01/15/26:** Applicant requested retention of inappropriate windows & paid HDLC Retention w/o CofA fee.
- **11/19/25:** Notice of Sale letter sent notifying the realtor of existing violations on the property.
- **09/16/25:** Violation Fine and Court Cost Fee paid, but violations were not abated.
- **08/28/24:** Violation Notice posted on the property.
- **07/24/24:** HDLC sent "Notice of Sale" letter to the realtor notifying that the property is cited for Working without a Certificate of Appropriateness, Removal of original wood window and installation of inappropriate windows.

## Staff Recommendations:

On July 24, 2024, 119 Olivier St. was cited for the removal of the original wood windows and the installation of inappropriate vinyl windows with internal muntins. The windows on both sides and the

front camelback addition elevation were replaced. While violation fees have been paid, no work has been performed to abate the violation.

On January 15, 2026, the applicant requested a retention of the inappropriate windows. HDLC Staff alerted the applicant by email that they cannot recommend approval of the windows as they do not meet the Design Guidelines but offered to review options that could be approved by the Commission.

On February 5, 2025, the applicant proposed installing window screens on three (3) ground floor windows and the upper floor window on the right-hand side of the building and is willing to install window screens on the two (2) street facing windows on the camelback addition. The applicant disagreed that the left-hand side of the building is visible from the street and therefore does not propose covering those windows with a wood screen.

Because the windows removed were (1.) the original wood windows, (2.) highly visible and (3.) removed without a permit, HDLC staff does not believe the covering of the windows with full wood screens is an appropriate solution.

The building is currently listed for sale and a new owner will be responsible for the corrections.

**HDLC staff recommends replacement of the most visible windows with new windows that meet HDLC guidelines. Staff respectfully request that the City Council uphold the decision of the Historic District Landmarks Commission and deny the request for retention of inappropriate windows.**

Additional information, photos and public comment may be found in the staff report:

<https://sites.google.com/view/nocmm031126/old-retention-applications/119-olivier-st>