

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, April 20, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 4308 – 4310 N Rampart Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's approval of an application to retain the installation of inappropriate windows with the proviso that wooden full screens be installed at a Contributing rated, one-story, two-family residential building without a Certificate of Appropriateness in full control Bywater.

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

WWW.NOLA.GOV



4308 -4310 N. Rampart Street Appeal Summary

Appeal of the New Orleans HDLC approval of an application to retain the installation of inappropriate windows with the proviso that wooden full screens be installed.

The Commission voted to allow retention of the inappropriate windows with the proviso that full wood screens are added, to minimize the visibility of the windows. The applicant rejects the proviso and wishes to retain the inappropriate windows as-is and install aluminum framed screens, which are not allowed as per the HDLC guidelines.



June 2010



January 2026



June 2010



January 2026

Violation Case History/Summary:

A staff inspection on January 30, 2025 established that there was exterior work done on the building located at 4308 -4310 N. Rampart Street without permits or a Certificate of Appropriateness. At this time, staff found that original wood windows had been removed and inappropriate vinyl windows had been installed.

Current Request Summary:

Applicant is requesting retention of the windows and the installation of aluminum screens.

Staff Recommended Actions:

Staff respectfully request that the City Council uphold the decision of the Historic District Landmarks Commission and keep the Commission’s proviso in place: the owner should install wood screens to minimize the visibility of the inappropriate windows.

Additional information, photos and public comment may be found in the staff report:
<https://sites.google.com/view/no-cmm-040826/new-retention-applications/4308-4310-n-rampart-st>

Video of the hearing may be found here: <https://nola.gov/next/hdcl/meetings/>

HDLC Guidelines:

Section 8, Pages 7-9 of the *Guidelines for Windows and Doors* and Section 8, page 16 of the *Guidelines for Windows and Doors*

VINYL AND ALUMINUM REPLACEMENT WINDOWS

One of the claims of vinyl and aluminum window sales people is that vinyl and aluminum replacement windows do not require maintenance. However, considering the relatively short life span of many of the materials and components, they will need continual replacement.

- As joints or seals in replacement windows deteriorate, openings can be formed that allow air and water to enter into the window frame, wall cavity and/or building interior, causing additional damage. Repair of these openings typically requires replacement of the deteriorated parts. This can present a problem if the manufacturer has modified their designs or is no longer in business, necessitating custom fabrication of deteriorated elements or replacement of the entire window.
- The double-glazing has similar problems over time with the deterioration of the perimeter seal. In addition, if the glazing unit is cracked or broken, it will require full replacement. This is further complicated when the double-glazing includes an applied or internal muntin grid.

By contrast, a good carpenter or handy homeowner can generally repair a historic wood window with single pane glazing and install an interior storm window to improve thermal performance. As a result, the HDLC recommends the use of wood replacement sash, with details to match other existing units on the building when the historic sashes are missing or non-reparable.

The HDLC does not permit the replacement of historic wood windows with vinyl or aluminum windows at street elevations.

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



A screen door should be finished to match the historic door to provide protection from insects while minimizing the visual impact on the historic character.

SCREEN WINDOWS AND SCREEN DOORS

Screens should conceal as little of the historic window or door as possible and should be selected to complement each window or door type. This generally means selecting a screen window or door that has rails that coincide with the rails and glazing pattern and overall configuration of the window or door behind.



The arched wood screen fits the window opening.

The most recommended option for a screen door is a simple wood framed opening with a large screen and minimal ornament. If more elaborate detailing is desired, the style and level of detailing should complement the building style; for example, a screen door with Victorian gingerbread would not be appropriate for a Colonial Revival house.

SCREEN WINDOW AND SCREEN DOOR GUIDE

THE HDLC REQUIRES:

- Simple screen windows and doors with large screened openings that reveal as much of the historic window or door as possible
- Installing removable window screens to facilitate maintenance of historic windows

THE HDLC RECOMMENDS:

- Screens that minimize the change to the exterior appearance
- Painting the wood screen window or door frame to match the adjacent window trim

THE HDLC DOES NOT PERMIT:

- Exterior storm windows or doors at locations that are visible from the street
- Vinyl, aluminum, metal or other synthetic material for screen frames unless it is an integral component of an approved window, particularly at street elevations (Wood frames can be custom made to fit any size or shape opening)
- Installing visually opaque screen material
- Installing Plexiglas, or similar material, fastened to window or door frames, screens or shutters
- Screens adhered or fastened directly to window or door trim, shutters or blinds
- Using half screen windows or those that are too small or a different shape than the window opening and require in-fill trim or panels

Screen Window and Screen Door Review

Install exterior wood screen windows appropriately sized to opening

S
C N

Commission review.

HDLC Staff review.

Install exterior wood screen doors appropriately sized to opening

S
C N

Commission review.

HDLC Staff review.

Install other screen windows or screen doors

S C
N

Commission appeal.

HDLC Staff review.