

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

Helena Moreno
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Friday, April 17, 2026

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 1413 Columbus Street

Ladies and Gentlemen:

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

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

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1413 Columbus Street Appeal Summary

Appeal of the New Orleans HDLC denial of retention of the of the installation of inappropriate windows on the façade (numbered 1,2 on the photos below) and left side (numbered 3,4,5,6 on the photos below) due to their high visibility and because they do not match the original wood windows in profile, muntin pattern, or configuration.

The Commission voted to allow retention of the right side windows (numbered 7,8 on photos below) with the proviso that full screens are added, as they are the least visible from the public right-of-way.



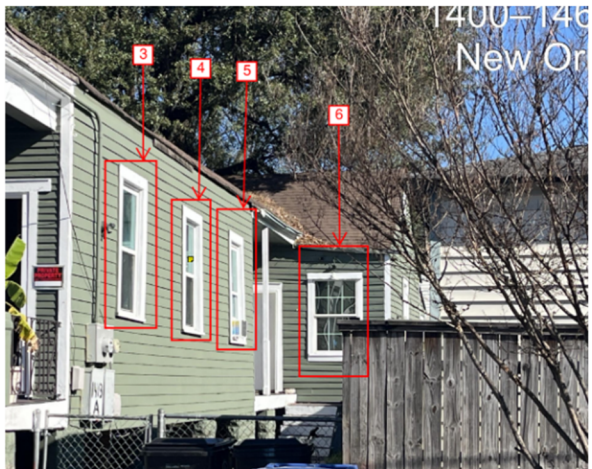
Google Maps 2021



2026



Redfin 2022



2026



Google Maps 2021



2026

Violation Case History/Summary:

A staff inspection on January 16, 2025 established that there was exterior work done on the building located at 1413 Columbus Street without permits or a Certificate of Appropriateness. At this time, staff found that original wood windows had been removed and inappropriate windows had been installed at all visible elevations.

Current Request Summary:

Applicant is requesting full retention of the windows as installed.

Staff Recommended Actions:

Staff respectfully request that the City Council uphold the decision of the Historic District Landmarks Commission to deny the retention of inappropriate windows at the front façade (1,2) and left elevation (3,4,5,6) but allow the retention of windows on the right elevation (7,8) with the proviso that wood screens be installed to minimize their visibility.

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

<https://sites.google.com/view/no-cmm-040826/new-retention-applications/1413-columbus-st>

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

HDLC Guidelines:

Section 8, Pages 7-9 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