
Historic District Commission

Meeting Minutes

December 16, 2024

Members present: Cody Blanchard, Rhonda Dempster, Marguerite Erwin, Lance Ledet & Robert Cavell

Members absent: None

Also Present: Monique Reulet, Public Works Executive Secretary; Sonya Cabrera, Public Works Secretary; Josh Bourgeois, Public Works Director; Trey Waguespack, Assistant Public Works Director

Blanchard called the meeting to order.

Erwin moved to accept the minutes presented for the September 19, 2024 meeting. The motion was seconded by Dempster, all commission members were in favor, motion carried 5 to 0, with 0 absent and 0 abstaining.

Blanchard introduced the first item on the agenda – to review proposal by Justin Cortez/Gossen, Holloway & Cortez for exterior door and window replacement at 103 Maronge Street.

Justin Cortez, 315 E 2nd Street, was present to represent his proposal. He stated that this project is to repair hurricane damage to the Ferd Block building, and is funded by FEMA. He noted that the intent is to do a complete window and door changeout and replace everything like-in-kind. He clarified that the windows will not be exactly the same, as they will now be impact-resistant, but the whole building will be repainted the same color as existing. The historic portion of the building will be repaired and repainted.

T. Ledet asked about what type of stucco would be used. Cortez stated it would be elastomeric coating, which has a 10year warranty. Erwin questioned the LA 1 portion of the building, which is the oldest building in Lafourche Parish. She wanted to know if they would consider going back with the original color. Cortez said they would talk with the parish to see if they would be willing to do that. HE note that they kept the original roof when they did that stage of the renovations. Erwin noted that they should be able to match the current color, and T. Ledet agreed that this would be preferred. Cortez noted that sun fade may be an issue, as what we see now is not the original presentation of the color due to sun fading. Erwin said they could peel back the colors to find the original underneath.

T. Ledet asked what type of windows would be used. Cortez said it would be wood interior but metal clad exterior. The contractor, Freetown Builders, explained why they would be going with hurricane impact shutters instead of wood shutters, reasoning that the lead time on one of the window options was very long, so they had to pick hurricane resistant shutters in order to protect the building. T. Ledet asked if the windows would be inset like they currently are, and Cortez said no, they will be brought out a little more than they are now. HE added that he did not think the deep inset was original to the building, and it causes water to sit and cause damage, so they would bring them out more to prevent this. The contractor added that the LA 1 side of the building will not have any work done to the exterior doors. Blanchard asked if the porch is structurally sound, and the contractor said they believe so, but they will evaluate once they start work.

Erwin made a motion to approve the proposal by Justin Cortez/Gossen, Holloway & Cortez for exterior door and window replacement at 103 Maronge Street.

The motion was seconded by L. Ledet all commission members were in favor, motion carries 5 to 0, with 0 absent and 0 abstaining.

Blanchard stepped down and turned the meeting over to Erwin, as the next applicant is his landlord.

Erwin introduce the second item on the agenda - to review proposal by Cody Blanchard/ Lawrence Toups for exterior painting and window replacement at 407 W 4th Street.

Cody Blanchard, 407 W 4th Street, was present to represent his request. He stated that the proposal is to replace windows and repair/repaint the Historic Citizen's Bank building and the addition. The renovation will be in two phases. One phase will be the wood windows, which will be resealed and repainted. Then the addition and parapet will be cleaned and sealed. The stucco will also be scraped and repainted the same color.

T. Ledet asked if the parapet brick is painted, and Blanchard said yes, and it will be repainted the same color. Blanchard added that they received a Louisiana Main Street grant to cover the cost of these repairs.

T. Ledet made a motion to approve the proposal by Cody Blanchard/ Lawrence Toups for exterior painting and window replacement at 407 W 4th Street.

The motion was seconded by L. Ledet, all commission members were in favor, motion carries 4 to 0, with 0 absent and 1 abstaining.

Blanchard returned to the meeting to preside over any other business.

Erwin asked what steps would be needed to allow the Historic District Commission to have more authority. Dempster requested that all members review the guidelines she had provided to them, and make notes on any changes they would like to see made. She added that she can pass this information on to the City Council to get their input as well. Blanchard requested that we add an agenda item for the next meeting to discuss the guidelines.

Blanchard asked about the traffic signals on E 5th & Canal Boulevard. Public Works Director Josh Bourgeois stated that they are on order but have not been delivered yet. HE also noted that they are working with DOTD on this intersection.

There being no further business, the meeting was adjourned at 4:23p.m.