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## Historic District Commission

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### Meeting Minutes

March 27, 2025

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

Members absent: Trey Ledet

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

Blanchard called the meeting to order.

Erwin moved to accept the minutes presented for the March 13, 2025 meeting. The motion was seconded by Dempster, all Commission members were in favor, motion carried 4 to 0, with 1 absent and 0 abstaining.

Blanchard introduced the first item on the agenda – to review proposal by Lisa Kliebert/Bayou Region Incubator for a temporary sign and 31.9sf permanent monument sign to be installed at 203 W 2nd Street.

No one was present to represent this request. Dempster, Erwin and Reulet clarified the permitted sign size for monument signs in a CBD zoning district. Dempster requested verification of the permanent monument sign. Erwin noted that this will be done prior to permit issuance.

Dempster made a motion to approve the proposal by Lisa Kliebert/Bayou Region Incubator for a temporary sign and 31.9sf permanent monument sign to be installed at 203 W 2nd Street.

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

Blanchard introduced the second item on the agenda - to review proposal by Neal Theriot/Theson Legacy Investments, LLC for exterior painting and window replacement at 404 St Philip Street.

Neal Theriot was present to represent his request. He stated that the brick and mortar is in terrible shape, and it must be repaired. He clarified that they did already begin work to paint this building. They hired a contractor prior to finding out that they need a review by the Historic District Commission, and if they were to delay this project, the contractor would be held up for several months on another project in Baton Rouge. His scope of work included window replacement, but they have decided to hold off on that for now. Theriot explained that white & black are their signature colors for their various businesses, and they feel it will brighten up the area. He added that they will have security lights and cameras.

Erwin stated that, while she is very appreciative that Theriot has come in to help develop Thibodaux, she is very disappointed with the choice to paint the brick. Theriot responded, saying they have had several neighbors stop them and compliment the appearance of the building. He explained that the primer and paint is intended to seal and hold the mortar in.

Theriot said that there are other buildings in Thibodaux that they are interested in, but they want to finish this building first. They will own and operate and maintain this building themselves. Blanchard stated that the Commissioners are excited to see investment in Downtown Thibodaux. HE asked Theriot if the current color is the primer or the paint, and Theriot said it was the paint. Blanchard then recommended a white that is not as bright, perhaps one with a gray undertone. Theriot said that what is visible now is the top coat, and it would be very expensive to repaint the entire building. However, if they need to do an addition coat, they will look at the historic color palettes. Theriot added that, if they do any window replacement in the future, it would match architecturally. Blanchard asked what the intended purpose of the building would be, and Theriot said it would be residential upstairs and retail downstairs. Blanchard referenced the wood doors in front of the building, and Theriot said these would not be touched. Blanchard then requested that the garbage cans be placed out of view. Theriot agreed and said that is something they are working on.

Dempster made a motion to approve the proposal by Neal Theriot/Theson Legacy Investments, LLC for exterior painting and window replacement at 404 St Philip Street.

The motion was seconded by L. Ledet. Three Commission members were in favor, motion carries 3 to 1, with 1 absent and 0 abstaining.

Blanchard introduced the third item on the agenda - to review proposal by Lillian Talbot/ Abel Law Firm for exterior painting, window installation and sign installation at 501 W 3rd Street.

Will Abel and Lillian Talbot were present to represent their request. They stated that the plan is to add windows, paint and replace stucco, and add an awning to the front side. Abel noted that there is a "dead window" on the St Louis Street side which will either be removed or covered with a shutter.

Blanchard recused himself from the discussion of this matter, as Abel Law Firm is one of his clients.

Dempster asked about the color samples, and Abel explained that they are historic colors. Erwin asked about the clearance underneath the proposed sign. Abel stated that the picture is not to scale, but you will not be able to touch it when walking underneath. Dempster asked about any plans for exterior lighting by the front entrance. Talbot stated that there is existing wiring, and they intend to install sconces. Abel noted that they are not changing the main entrance area, however they will change the rear access doors. Reulet asked if the sign would be internally illuminated, and Abel said yes. HE added that the design will be slightly refigured from the original drawing they submitted for their proposal, but it would not be too different.

Erwin made a motion to approve the proposal by Lillian Talbot/ Abel Law Firm for exterior painting, window installation and sign installation at 501 W 3rd Street.

The motion was seconded by L. Ledet all Commission members were in favor, motion carries 3 to 0, with 1 absent and 1 abstaining.

Blanchard introduced the final item on the agenda - to review proposed revisions to Historic District Guidelines.

Dempster stated that members have reviewed the guidelines, and she will put together their comments for future discussion. Mayor Clement stated that he spoke to a member of City Council recently, and he knows that they are in favor of giving the Historic District Commission "more teeth".

There being no further business, the meeting was adjourned at 4:30p.m.