
Historic District Commission

Meeting Minutes

June 12, 2025

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

Members absent: None

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

Blanchard called the meeting to order.

Dempster moved to accept the minutes presented for the March 27, 2025 meeting. The motion was seconded by L. Ledet, all Commission members were in favor, motion carried 4 to 0, with 1 absent and 0 abstaining.

Erwin was present at 4:02pm.

Blanchard introduced the first item on the agenda – to review proposal by Neal Theriot/Theson Legacy Investments, LLC for business wall sign installation at 404 St Philip Street.

No one was present to represent this request. T. Ledet asked if this was the old Jeffries Hotel, and Blanchard said yes. They went to the Board of Adjustments for a size variance, and it was granted. Erwin explained that the variance was for sign size, but they will use the original hardware because it is still in good condition. Blanchard noted the brightness maximum that was set by the Board of Adjustments. They discuss the shape of the sign, which will be the same as the original. Dempster stated that she felt the size and proportion of the sign is fine, as it is the same as the original. Blanchard & T. Ledet discuss that the sign lacks detail that the old sign had.

T. Ledet asked if the applicant was present at the Board of Adjustments meeting, and Public Works Director Josh Bourgeois said yes. Blanchard stated that he appreciates them submitting their application to the Historic District Commission, and notes that the mock-ups are not great quality and a very dark. He added that he understood the Board of Adjustment's approval and agrees with it.

Erwin made a motion to approve the proposal by Neal Theriot/Theson Legacy Investments, LLC for business wall sign installation at 404 St Philip Street.

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

Blanchard introduced the second item on the agenda - to review proposal by Jennifer Cavett/Bare Essentials for business wall sign and under-canopy sign installation at 710 W 3rd Street.

Jennifer Cavett, 710 W 3rd St, was present to represent her request. She explained that she is requesting a review of her proposed under-canopy sign and wall sign for her business. Blanchard asked if her business was going where Brush was, and Cavett said yes, and the under-canopy sign is the same size as the previous one for Brush. Blanchard asked if the wall sign was similar to the other businesses, and Cavett said yes. Dempster asked if anything would be on the door and

Cavett said maybe her business hours or her website. T. Ledet asked if the wall sign would be individual letters and Cavett said no. Blanchard asked if 2 signs are allowed. Public Works Executive Secretary Monique Reulet stated that the under-canopy sign is considered an exempt sign, but one wall sign is allowed.

Erwin made a motion to approve the proposal by Jennifer Cavett/Bare Essentials for business wall sign and under-canopy sign installation at 710 W 3rd Street.

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

In other business, Dempster discussed her conversations with others about Historic District ordinances, and asked if the commission members had any ideas. Erwin thought the desire was to try and become a regulatory commission and Dempster said yes, they are still aiming for that, but she wanted to get input on both regulatory and advisory boards. Blanchard asked to make an objective for the next meeting to discuss proposed changes to our Historic District ordinance.

Dempster explained that she had spoken with Mr Theriot about a pole in front of his building that was leaning. She determined that it was a Bellsouth pole, and she made contact with a representative who met her at the location. She requested that the pole be moved to the corner of the street, and she intends to follow up with the representative to see what the status of the request is. Blanchard noted that there has been a major issue downtown with old cable and telephone lines being left up and not being maintained. He questioned if they could put something in the Historic District Ordinance regarding the maintained of cables, electrical lines, etc.

Blanchard asked if the City if getting new poles downtown, and Bourgeois said yes. Blanchard asked if they would be wood or galvanized, and Bourgeois said that was undetermined at this time. Dempster noted that Entergy wants galvanized. Blanchard then commented on the sidewalk project, and Bourgeois stated that they tried to coordinate Entergy's pole replacement project with the sidewalk project. He added that they are trying to get Entergy to use the same contractor that is doing the sidewalk project.

Erwin asked Dempster what she felt was the best Historic District ordinance in Louisiana, and Dempster said she really likes Covington and Abbeville or Arnaudville. She added that New Iberia's ordinance was really good but it was very detailed. Blanchard requested that Dempster send the commission members those three ordinances, along with the City of Thibodaux's current ordinance. Blanchard then asked if the commission members can ride the ordinance proposal and Erwin said yes. She added that it will go to Planning & Zoning first, who can approve it, approve with amendments or reject it. IT will then go to the City Council for final discussion.

After discussion amongst the commission members, the July meeting has been rescheduled from July 10th at 4pm to July 24th at 4pm.

There being no further business, the meeting was adjourned at 4:29 p.m.