
Historic District Commission

Meeting Minutes

September 17, 2025

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

Members absent: Marguerite Erwin

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

Blanchard called the meeting to order.

Dempster moved to accept the minutes presented for the August 14, 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.

Blanchard introduced the first item on the agenda - to review proposal Eric Tate/Tate Construction on behalf of JMN, LLC for exterior renovations at 505 W 3rd Street.

Eric Tate, 309 Lawrence Avenue, was present to represent this request. He is doing a renovation of this building for Dear Boutique in the Morvant Building, which was the former location of Takerz gym. He stated that their plan is to try and keep the "Morvant Building" wording and shutters. They will be putting new store front glass and awnings, and the roof will stay the same. T. Ledet asked if the stucco on the building front would be staying, and Tate said yes. Dempster asked if it will stay black and Tate said no, but it will be a dark color. Blanchard asked if the transoms are staying, and Tate said no. Blanchard then asked if they were able to find any historic photos of the building and Tate said no. T. Ledet asked about the material for the canopy, and Tate said it would be metal, similar to others in the area.

Dempster made a motion to approve the proposal by Eric Tate/Tate Construction on behalf of JMN, LLC for exterior renovations at 505 W 3rd Street. The motion was seconded by T. Ledet, all Commission members were in favor, motion carried 4 to 0, with 1 absent and 0 abstaining.

Blanchard introduced the second item on the agenda - to review proposal by Off the Hook for wall sign installation at 409 Green Street.

Blanchard and Dempster discussed the sign proposals, and how they are measured to ensure they meet the sign ordinance. Public Works Executive Secretary Monique Reulet stated that they will verify the sign size before permit issuance. Paxton Moreaux, 203 Abby Road, was present to represent this request. T. Ledet noted the two (2) sign options presented - one color and one black. HE asked Moreaux if they had a preference. Moreaux said they would probably go with the black one.

L. Ledet made a motion to approve the proposal by Off the Hook for wall sign installation at 409 Green Street. The motion was seconded by Dempster, all Commission members were in favor, motion carried 4 to 0, with 1 absent and 0 abstaining.

Blanchard recused himself from the following request, as BTNEP is a client of his.

L. Ledet introduced the third item on the agenda - to review proposal by BTNEP for storm drain murals.

Dempster showed commission members some design proposals for the murals. L. Ledet asked if they had identified different drains that they wanted to paint, and Dempster said not yet. Nikki Boudreaux, 513 Levert Drive, was present to represent BTNEP. She explained that the grant they received covers 11 storm drain murals total, and that they would like to do some of these murals at or around schools. Dempster suggested that the city pick five (5) spots for murals and leave the remainder for schools. L. Ledet asked if they would be doing a call for artists, and Boudreaux said no, they will contract one artist to do the work. T. Ledet noted that he would really like to know the exact locations of the murals, and expressed concern over ensuring that property owners are okay with these murals being placed in front of their homes or businesses. T. Ledet then asked if there is a maintenance budget for this project, and Boudreaux said yes.

Dempster made a motion to approve the review proposal by BTNEP for storm drain murals. The motion was seconded by T. Ledet, all Commission members were in favor, motion carried 3 to 0, with 1 absent and 1 abstaining.

Blanchard recused himself from the following request, as Paddy Crosby is a client of his.

L. Ledet introduced the fourth item on the agenda - proposal by Paddy Crosby for exterior remodeling at 308 Green Street.

Paddy Crosby, 308 Green Street, was present to represent her request. She explained that they would be installing new windows and doors on the building. She added that her son is a lawyer and he owns the building. She will be operating an ice cream shop out of a portion of this building. Crosby then asked for paint color recommendations from the commission. Crosby noted that they would like to add a patio area on the side where customers can sit and eat. For clarification, it was noted that the new windows would be 5 x 6 and the door will be 42 inches. L. Ledet asked if they would be painting the brick, and Crosby said yes, maybe an ivory or light yellow color. T. Ledet asked who is doing the construction, and Crosby said it is Joel's Construction. T. Ledet then asked if the wrought iron gates would be remaining. Crosby said they would like to remove them if the commission would be okay with that. Commissioners all agreed that it would be fine. Crosby then asked if they would have to come back before the commission for signs, and they said yes.

Dempster made a motion to approve the proposal by Paddy Crosby for exterior remodeling at 308 Green Street. The motion was seconded by T. Ledet, all Commission members were in favor, motion carried 3 to 0, with 1 absent and 1 abstaining.

Blanchard returned to the meeting.

Blanchard introduced the fifth item on the agenda - to review proposed changes to Historic District ordinance. HE asked commission members if they wanted to table this discussion, and members said yes.

There being no further business, the meeting was adjourned at 4:38 p.m.