

**Historic District Commission**  
Thursday, May 12, 2005  
Twin Parlor Conference Room, Moody Building

Meeting called to order at 7:20 p.m.

**1. Roll Call**

Present: Fred Kuriger, Jeff Barrette, Susan Doody, Tony Zullo, Deborah Cutts  
Absent: David Messier

**2. Secretary's Report**

Minutes of April 28, 2005

**Motion:** To postpone review of the minutes of April 28, 2005 until the next meeting,  
June 23, 2005

**Made by:** Ms. Cutts      Second: Mr. Kuriger

**Vote:** Unanimous

**3. New Business**

The Zullo-Dauphin Group, LLC and China Delight—seeks approval to implement renovations at 38 Opera House Square, which includes a sign for the new China Delight Restaurant, sidewalk basement door, windows, new loading dock, vent system and grill work. In addition, an awning for 34 Opera House Square.

Mr. Zullo reclused himself since he is the applicant.

Mr. Zullo is requesting HDC approval for a new loading dock. The proposed loading dock will be located in the rear of the building and replace the current loading dock which is in disrepair. All food deliveries will be made via this access. There will be handicap access from the front and rear of the building and into the meeting room. Mr. Zullo is proposing a deck made of 4x4 pressure treated wood with spindles. It was recommended that the wood aged for a period of time before it is treated in order to acquire an antiquated appearance. The two windows located where the vents are will be painted brick red. There was discussion regarding the dumpster and it was suggested by Mr. Barrette that all the garbage be placed in one location.

Mr. Zullo presented a 10 ft sign, colored maroon and green. The name and telephone number of the restaurant will be printed on the clear glass front door. Rod iron rails will be attached to the brick facade above the second floor windows. Some original pieces were found and needed matching pieces are being crafted. Windows on the front of the building will be restored.

The awning for 34 Opera House Square will be green and white stripes

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**Motion:** To approve the application for 38 Opera House Square; the addition of a wood deck aged a minimum of six months prior to any staining or treating; the changes to the loading dock; the signs for the front of the building and the door; to replace the grill; windows as stated in application; in addition, the applicant will install the vent system on the rear of the building as described on application. To install an awning at 34 Opera House Square. Continued until next meeting, will be the reopening of the existing doorway into basement.

**Made by:** Ms. Cutts      Second: Mr. Kuriger

**Vote:** Unanimous

Mr. Zullo returned to his seat.

**Motion:** To adjourn

**Made by:** Mr. Zullo      Second: Ms. Cutts

**Vote:** Unanimous

Meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Tracey Hagerman  
Recording Secretary