

Tucci's – 35 N. High Street

Informal Review of Two Options for Permanent Outdoor Dining Structure

Tucci's is a long-established restaurant that contributes to the vibrancy of the City of Dublin's Historic District. In November 2020, it submitted a Concept Plan review application to the Architectural Review Board (ARB) to allow a structure that it has been permitted to utilize temporarily during the pandemic to remain in place and operational on a permanent basis. Without ARB approval, current local law will require the existing structure to be removed by February 28, 2022. The applicant understands that any extension of this deadline is not within the purview of the ARB and anticipates making a request to City Council for an extension thereof given the complexities involved in this case and the diligent good faith efforts that Tucci's has made to date in order to identify a design that can gain the City's support.

While the ARB voted to approve the previously submitted Concept Plan in order to allow the applicant to continue to come up with design solutions that would be acceptable to the ARB at the preliminary and final development plan stages of review, its members provided a significant amount of feedback. Given this feedback, it was evident that the ARB was looking for substantial changes to existing outdoor structure if its members eventually were to approve it so as to allow its continued existence on a permanent basis.

Given the amount of effort and detail that is required to prepare preliminary and final development plan applications, Tucci's representatives agreed at the Concept Plan hearing to bring back updated plans for an informal review by the ARB. The present application serves this purpose. Over the past month-and-a-half, the applicant and its architects have explored many options and designs to bring forward for consideration as a permanent exterior dining structure on the property. This application presents two options: One being enhancements to the exterior design of the existing dining structure, and the other being a new "pergola" design that would replace the existing structure. In order to address and avoid certain square footage limitations for the structure if were considered to be a detached accessory building, moving forward the applicant intends to provide a connection of the proposed structure(s) to the existing restaurant building. The manner in which this connection will occur is still being considered, and the applicant is open to the ARB's input on this subject. However, this connection will have little importance to the overall aesthetic of the property, as it will be hidden from view from off-site.

Tucci's has chosen to proceed with two informal concepts in order to get feedback on preferences from the ARB. It seeks direction on which of the two options the ARB prefers, as well as input on design features for the preferred structure.

Both structures being proposed compliment and tie into the existing building and provide an east entrance on the front of the property. They provide enhanced ceilings/roofs with the possibility of including louvers that can be opened when conditions allow but may be closed when there is inclement weather or falling leaves, for instance. The recessed roof areas in the rear of the two structures are the likely area where mechanical units will be placed. This would be ideal since placing them outside of the patio would require land and screening that may be difficult to provide.

Both structures incorporate large windows that provide for low opacity when viewed from the street and create visual interest. The pergola concept utilizes a flat roof, while in the modifications to the existing structure continue the use of a pitched roof. In the latter scenario, the roof structure will be enhanced from its current material. The pergola structure is one that the applicant is utilizing at another location in Carmel, Indiana. The updates to the existing structure also seek to incorporate some of the same features but without requiring a total demolition and rebuild.

Upon receipt of the ARB's input, Tucci's will move forward to file preliminary and final development plan applications. These applications will pursue the preferred of the two proposed options as determined by the ARB.