

CLB Restaurants - Tucci's
Final Development Narrative
6/13/2022

THE BUILDING

Located in the heart of Dublin's Historic District, Tucci's is a popular destination for those in search of an intimate, friendly dining experience. For years, the patio has been one of the most popular outdoor dining venues in Olde Town Dublin, providing the opportunity to connect with family, friends, and street activity while listening to live music. Tucci's very much contributes to the sense of place for Dublin. With the blend of old and new structures of various architectural styles, Tucci's is reminiscent of a neo-classical style commercial building that has been successfully transformed into a modern restaurant. The façade of the proposed building is brought out to the street in a more urban context in keeping with the newer buildings in the district and to make the connection with the pedestrian environment.

BACKGROUND

During the pandemic, the City of Dublin permitted temporary canopies to cover restaurant patios in the city and Tucci's invested in a substantial structure to cover their patio. Not only did this help Tucci's through the pandemic, but they were also able to extend the patio experience year-round and to fill patio reservations even during inclement weather. Now that the license for the temporary canopy has expired, Tucci's seeks Preliminary and Final Plan Approval for a new permanent pavilion type structure over the patio area.

RESPONSE

Based on the ARB review of the Conceptual Plan, we further developed the design to provide more detail and address suggestions from that process. This design is in keeping with the ARB's desire for Option 1 (Alternate A), the flat roof proposal. In response to the ARB concern with the massing of the connector/hyphen, we have lowered the scale of the adjacent elements and pulled them back to be more subordinate to the existing structure. The overall design remains similar to the concept renderings presented to the ARB in January.

Additions and revisions from the Conceptual Plan:

- A wine room addition has been added to the north side of the building.
- A mechanical/back-of-house addition has been added to the southwest corner of the building incorporating a dumpster enclosure.
- The clearstory awning windows are not operable.
- The exterior patio has been further developed with planting beds and seating.

WAIVERS

We request a waiver to 5.9 C for the design of the awnings. We believe the flat awning is appropriate to the aesthetic of the architectural style of this building. A sloped awning design would interfere with the operation of the folding windows below.

PHASING

CLB Restaurants may choose to proceed on a phased basis for operational reasons. The first phase would be the Pavilion, the second phase would be the wine room and the last phase the mechanical back of house addition.

CLB Restaurants has a history of running successful restaurants that contribute aesthetically and financially to their communities in Dublin, Columbus, and West Chester, Ohio and in Carmel, Indiana. This pergola-style addition will contribute greatly to the excitement of the Dublin Historic District.

Respectfully submitted,

A handwritten signature in blue ink that reads "Michael Lusk". The signature is fluid and cursive, with the first name "Michael" being larger and more prominent than the last name "Lusk".

Michael Lusk, AIA, NCARB
President