



DATE: April 14, 2025

TO: Design Review Committee

FROM: Erin Ventura, Contract Planner

RE: 40 Gold Dust Trail - Design Clearance for the remodel of an existing church
(APN: awaiting new APN)
Zoning: R-E
Design Standard District: Historic District
Applicant: Stantec Architecture

RECOMMENDATION:

Provide feedback of proposed improvements to the existing structure (Kingdon Hall of Jehovah's Witnesses) at 40 Gold Dust Trail, which is located within the Historic District.

BACKGROUND:

The applicant, Stantec Architecture, submitted an application for the exterior remodel of an existing building, which is currently a church. The applicant is proposing to modify the footprint of the building slightly and change the exterior appearance.

	<u>Requirements for Design Clearance:</u>	<u>Proposed:</u>	<u>Design Criteria met:</u>	<u>Recommendations, if any to meet Design Clearance:</u>
Zoning	R-E	R-E	Yes	
District:	Historic District			
Lot Size:	NA	31,267 sf	yes	
Set Back requirements:				
Front	35'	38'	yes	
Side	15'	11'	Existing	
Rear	40'	13'	Existing	
Lot coverage	15%	10.1%	Yes	
Are there existing historic features?	Yes	No	No	The historical futures will be removed.
Structure Type	Masonry and wood framed	Wood Framed	Yes	
Max Building height	35 Ft.	25''	Yes	

DISCUSSION:

The existing structure reflects a simple National Style building that has undergone expansions over time, which have altered some of its original historical character. While the additions made do not fully align with traditional design criteria, the metal roof, masonry and shutters remains as notable

features. The applicant is proposing a design inspired by the Mother Lode style, which would complement the surrounding residential development, although it would remove some of the existing historical elements.

If the building did not include historical features, the proposed design would generally align with the Design Standards and would be appropriate for the area. However, given the potential historical significance of certain elements, staff suggests that these features be considered for preservation.

Staff encourages the Design Review Committee to collaborate with the applicant in exploring potential options for retaining some of the key historical elements, particularly the brick and shutters, to help preserve the building's unique character while allowing for modifications to the building for improved functionality.

