

CITY OF BOULDER
General Design Guidelines for Boulder's Historic Districts and Individual Landmarks
Proposed Pool Design Guidelines -- DRAFT
March 2014

The following design guidelines are proposed as amendments to Section 2 *Site Design*, of the *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks* to create pool guidelines for historic districts and individual landmarks.

These guidelines are established to provide guidance for the construction of pools and associated features in Boulder's local Landmark Districts and on individually Landmarked properties that are consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The Landmarks Board will be considering a motion to adopt these changes at the April 2, 2014 meeting, held in City Council Chambers at 6 p.m.

2.7 Pools

Pools reflect contemporary lifestyles and were not traditionally part of the fabric of historic districts during their periods of significance. The following guidelines are designed to minimize the potential impact that pools may have on the historic character of the site and/or the district as a whole.

Pool design, including associated paving, patios, structures and/or mechanical equipment, should be sensitive to and compatible with the overall historic character of the property and/or of the district as a whole. Although the impact of contemporary site features or equipment such as pools and associated features can often be diminished through careful siting and screening, in some cases it may be so detrimental to the character of the site or the streetscape that such construction may be inappropriate.

.1 General

- Pools and associated features should be located in an inconspicuous location so as not to be visible from a public right-of-way.
- Pools and associated features should not obscure the view of or negatively impact any contributing buildings or features on the site.
- Above-ground pools are not appropriate; in-ground pools should be designed to be unobtrusive.

.2 Siting

- Pools should be constructed in rear yards only and are inappropriate in side yards or front yards.

- On corner lots, pools should be located at the portion of the rear yard farthest from the public rights-of-way. It may not be possible to locate a pool on a corner lot in a way that is not visible from a public right-of-way.
- Design and locate pools so as to allow for future removal without damage to the historic property.
- Preserve a back yard area when locating the pool, maintaining the approximate proportion of built mass to open space on the property.

.3 Fencing and Screening

- Fences, including required security fencing, will be reviewed as part of the overall project and should be consistent with the General Design Guidelines and applicable district-specific design guidelines.
- Chain link fencing is inappropriate.
- Vegetative screening should be indicated on project landscape plans and should be maintained.

.4 Materials & Colors

- Patios and decks surrounding the pool should be of natural materials (such as wood, stone, brick).
- Pool finishes and colors (including interior liner, tile, & pool covers) should be subdued.

.5 Lighting

- Lighting for swimming pools should be low intensity and beneath the surface of the water or at ground level

.6 Grading

- Grading modifications will be reviewed as part of the overall project and should meet the General Design Guidelines and applicable district-specific design guidelines.

.7 Paving, decks, patios

- Paving, decks, and patios surrounding the pool area will be reviewed as part of the overall project and should be consistent with the General Design Guidelines and applicable district-specific design guidelines.
- Paving and patios surrounding the pool should be limited in dimension and permeable.

.8 Pool & Spa Mechanical Equipment

- Mechanical equipment should be located inconspicuously so as not to be visible from the public right-of-way.

- Mechanical equipment should be located at ground level and shall be screened through fencing or landscape screening. Landscape screening should be indicated on project plans and maintained.

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