

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

The following design guidelines are proposed to be added to the General Design Guidelines, Section 2, Site Design.

2.7 Pools

Pools (including hot tubs and spas) 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 have on the historic character of the site and/or the district as a whole.

*Pool design and associated paving, patios, structures and/or mechanical equipment, must be sensitive to and compatible with the overall historic character of the property and/or of the district as a whole. The impact of contemporary site features or equipment such as pools and associated features can sometimes be diminished through careful siting and screening. **In most cases, the introduction of a pool will be so detrimental to the character of the site or the streetscape that such construction will be inappropriate.***

a. General

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

b. Siting

- a. Pools should be constructed in rear yards only and are generally inappropriate in side yards or front yards.
- b. 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.
- c. Pools should be designed and located so as to allow for future removal without damage to the historic property.
- d. A back yard planted area should be preserved when locating the pool, maintaining the appropriate proportion of paving and other hardscape to open space on the property.

c. Fencing and Screening

- a. 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.
- b. Chain link fencing is generally inappropriate.
- c. Vegetative screening should be indicated on project landscape plans and should be maintained.

d. Materials & Colors

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

e. Lighting

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

f. 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.

g. Paving, decks, patios

- a. 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.
- b. Paving and patios surrounding the pool should be limited in dimension and permeable to the greatest extent possible.

h. Pool & Spa Mechanical Equipment

- a. Mechanical equipment should be located inconspicuously so as not to be visible from the public right-of-way.
- b. Mechanical equipment should be located at or below ground level and shall be screened through fencing or landscape screening. Landscape screening should be indicated on project plans and maintained.