



COLDWELL BANKER

2700 Canyon Blvd. #200

Boulder, CO 80302

The Design Story Behind Many South Boulder Homes

Many homes built in Boulder during the late 1950s and 1960s were influenced by a design movement known as **Mid-Century Modern**, which began in California after World War II.

Instead of formal rooms and traditional layouts, these homes emphasized **open space, natural light, and a connection to the outdoors** — ideas that still feel remarkably modern today.

The California Influence

In post-war California, developer **Joseph Eichler** helped popularize modern architecture for everyday families. Working with leading architects, he built neighborhoods of homes that featured:

- Open floor plans instead of small, separated rooms
- Large walls of glass connecting inside and outside
- Exposed structural beams and natural wood ceilings
- Clean lines and simple, functional design

The goal was simple: **design homes that feel connected to their surroundings.**

Why This Style Works So Well in Boulder

During the same period, Boulder was growing rapidly as professors, engineers, and researchers moved here to work at the University of Colorado and nearby research labs.

Many preferred modern design, and local builders began incorporating the same architectural ideas emerging in California.

Neighborhoods such as **Table Mesa and Highland Park** reflect this influence, with homes often designed to:

- Capture natural light
 - Frame views of the Flatirons
 - Create open living spaces connected to decks, patios, and yards
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Features You'll Often Notice in Homes From This Era

- Low rooflines with wide overhangs
 - Large windows and glass doors
 - Open living and dining areas
 - Decks or patios oriented toward views
 - Simple, efficient design
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Why Buyers Still Love Them Today

Many of the features people want most today — open layouts, natural light, and indoor-outdoor living — actually began with homes built during this period.

In Boulder, where the landscape is part of everyday life, this design philosophy still feels perfectly at home.

Questions about the home, neighborhood, or architecture?

Mike Gebhardt

Coldwell Banker Realty – Boulder



A business card for Mike Gebhardt, a real estate agent. The card features a portrait of Mike Gebhardt on the left. To the right is a logo consisting of a stylized house with a mountain range in the background, a tree on the left, and the text "MIKE GEBHARDT", "Front Range", and "Coldwell Banker Realty". Below the logo is the slogan "Your Home → My Mission". At the bottom left, there are icons for a phone and an envelope, followed by the phone number "(303) 681-7006" and the email address "mike.gebhardt@cbrealty.com".