

In 2021, this historic housing market continues to be on fire. Money is cheap, and buyers and renters are plentiful. The biggest challenges continue to be low inventory, supply chain disruptions and escalating material costs. (See “Housing Industry Supply Demand Imbalance” by Calcagni’s Antonio Liguori and “Seven Tactics to Manage Supply Chain Disruptions” in this issue.)

Home Design Trends

In home design, the modern farmhouse style, metal roofs and black framed windows remain popular. Arched trusses decorate soaring ceilings and stained bullnose molding adds detail to Chantilly white walls.

However, a number of this year’s trends evolved from how the pandemic has changed our lives and the way we live and work.



Beth Krupa, Allied ASID, GREEN AP, who won a Special Focus HOBI for a stunning mudroom in Greenwich, commented on pandemic related design trends.

“Clients have definitely returned to the two lost luxuries of time and togetherness – they are really enjoying spending time in their home more than ever, and want it to be a place that showcases who they are as a unique family or individuals. They have been looking for more defined work / study areas, and many times areas that have dual purposes like a formal dining room that can now serve as a flex work area. We also have been seeing many more luxury gyms and spas being added to the home as people are preferring the exercise at home options.”

“I do pay attention to trends and spend about 10-15% of my work-life traveling to design shows that last anywhere from 3-5 days each, but I don’t design based on trend. Trends are fleeting and home design at our level of design is truly an investment and should stand the test of time, really be ageless and timeless.”

– Beth Krupa, BKI Studio



Modern office with a perfectly placed red chaise lounge with a view. A restorative space for taking a much-needed break from the computer or a place to catch up on a good book (and maybe a nap!). Beth Krupa Interiors.



The Organic Luxe Trend

Stephanie Rapp, who won a HOBI this year for Outstanding Home Design, weighed in with her thoughts on what she calls the Organic Luxe Trend.

“When designing for my clients, I am always thinking about the importance of a home being livable and inviting, as well as beautiful. Organic materials that reference natural textures, but in a modern way, help to make a space feel cozy, yet chic. This trend has picked up speed in a post-Covid world, where we find ourselves gravitating towards authentic, natural materials to help create a sanctuary space.”

– Stephanie Rapp, Stephanie Rapp Interiors

(continued)

2021 HOBI Trends *(continued)*

I call this trend “organic luxe”, and spotted so many new furniture designs on a recent trip to Design Edge Boston that embrace this style. White oak is representative of the organic luxe trend, as it shows the natural variations of the wood in a fresh and light color. The organic textures look best when juxtaposed with a luxe accent like dramatic brass hardware. It’s the mix that makes for compelling design.” - Stephanie Rapp, Stephanie Rapp Interiors



The way we live today:

Bonnie Paige won HOBI Awards this year for Best Home Design, as well as Best Spec Home “and Best Spec Home Built During Covid”. She addressed the way we live today.

“Just an observation on how we want to live today in our homes. Versatile space, comfort, convenience, outdoor living and electronics connecting us to work, family and friends. This is the new platform to design by.

When we start with a new home, the focus is on the lifestyle trying to be achieved. Generally, a large, eat in kitchen-family room

with fireplace, and direct access to the patio landscaped outside. A pool, built-in kitchen area and fire pit are the most requested. The need for multiple office options are in the forefront, whether open plan, private or in an outbuilding, (see photos of Bonnie Paige converted outbuilding home office on opposite page) they all need high speed, state of the art technology. It is ever-changing. By the time you finish a house, there is something new. Keep it basic, with options to expand. And don’t forget the garage charging station. It is the future.”

Bedrooms and storage: “Families like to have bedrooms on one floor. Four is the normal, but now with a lot of storage. Working and schooling from home, means bringing it all with you. Make sure the office and bedroom spaces have plenty of well organized closet storage and built-in’s. Hide equipment. Just because we are working from home, doesn’t mean it has to look like it. A clear space is a healthy space. Keep it simple, well built and well organized. Light and height: Large windows and high ceilings bring the outside in. We all need an abundance of natural light and nature. Especially when we are all in it together. Let the house breath with a good, open space, floor plan.”

“If you can get all or any of this into your homes, do it! Your houses will sell fast and your clients will be your best future source of business.

A good rule to live by.”

- Bonnie Paige

A big home office & great internet service

Having a place big enough for future quarantines is newly important, and the most requested amenities for those who work at home are a big home office and excellent cell and internet service.

A number of large companies have decided that telecommuting can help them cut office space by as much as 30%, signaling what may be a national shift by businesses. The work at home trend is not going anywhere, and every winning new or remodeled home had at least one home office. These ‘must have’ rooms range from extravagant suites with bath and a place to nap, to office niches tucked under stairs or in alcoves off the kitchen or master bedroom.