

# Renovation Trends Reflect Post-Pandemic Drive for Comfort, Warmth and Healthy Living

A May 30th article on [www.Houzz.com](http://www.Houzz.com) caught my attention with the headline "7 Home Design Trends Emerging Now."

The trends which the article identified showed a rising interest in "organic" modern style and "dark and moody" interiors. They didn't mention the pandemic, but it was on my mind as I pondered this dramatic shift in the public's attitude toward home life.

The after-effects of the pandemic and especially the lock-down period are still being felt in various ways, especially in the home design and real estate choices we each make. I've written in the past about how the work-from-home mandates wreaked havoc on the commercial real estate market, especially post-pandemic, as many workers insisted on (with some employer agreement) continuing to work from home instead of returning to the office.

A second real estate impact from the lock-down period was the decision by many homeowners to relocate to homes that were further from their place of employment and/or move to a home more suited to working from home, such as with a separate home office space.

As for home design trends, how does one gauge such trends? For Mitchell Parker, the writer for Houzz, it was done by analyzing the year-over-year changes in search terms used on their website.

The biggest surge was observed in the use of search terms such as "organic modern," whether it was

for bedrooms, dining rooms or other rooms. I never thought of using the term "organic" for home design, but it seems to be close to what I've always called earth tones. This also tied in with the next most common search term, "dark" and "moody."

To quote from the article by Parker, "These spaces mix deep, dramatic colors and materials to create an intimate, sophisticated atmosphere with a touch of drama." Pictures of rooms demonstrating results of those search terms are in the online article which you will want to check out.

It's been decades since the move away from white walls in new homes. Rounded wall corners are now commonplace, adding softness to walls which are now often a shade of gray.

Another trend noted by Parker is reading rooms and walls of bookshelves, which may seem odd in an era noted for its switch to digital and audio books. (I myself am now hooked on audio books, following a previous addiction to ebooks, which are free from the Jeffco and other library systems.)

Japanese influences are coming into vogue, from the living room to bedroom to the garden, with green, including indoor plants like lemon grass dominating room décor. I recently toured a home which had a Japanese style bathroom. Japanese are fond of washing themselves outside the bathtub, and only going into the tub afterwards to soak. The bathroom I saw had a shower that was not separated from a standalone tub sitting on a tiled floor with a floor drain. The homeowner could have been Japanese or perhaps an American who lived there and adopted Japanese ways.

(I enjoyed a visit to Tokyo dec-

ades ago, where I stayed in a student house with no bathing facilities. I, like others in the house, went to a neighborhood bathhouse where I squatted alongside others on a stool in front of a low faucet and washed and rinsed my body before joining others in a hot pool.)

Another trend cited by Parker is wellness, which is expressed in bathrooms as well as in saunas, steam showers, cold plunges, and yoga rooms. "Home spa" was a search term which jumped 34% from last year to this year.

Leisure spaces generally are also important to home buyers and home renovators. One search term which jumped by 107% year-over-year was "listening room." Another was for a piano room or piano living room.

We've long seen pool tables and ping pong tables in homes, but now the big thing is "game rooms."

(This reminds me that in some 1950s one-story homes with base-

ments, I have seen more than one which had a shuffle board court laid out using colored vinyl tiles, usually covered by wall-to-wall carpeting, greatly amusing the homeowner when it came time to replace the carpeting!)

The seventh and last trend identified in the Houzz article was an interest in "kid zones." Yes, people are still having children, and having a place for them to engage in non-smartphone games is important to many parents, as it would be for Rita and me if we were of that age. (I suppose grandparents would want a kids zone, too, but even our grandchildren are in college now!)

Searches for "race car bed," "teen lounge" and "tween bedroom" were all up year-over-year.

I found the article, which was filled with photo examples from vendors, very interesting and fun.

I'll post a link to that article at [RealEstateToday.substack.com](http://RealEstateToday.substack.com).



## Development Opportunity in Westminster

The property at **9251 North Wadsworth Boulevard** offers a fantastic redevelopment opportunity in Jefferson County and City of Westminster! Formerly known as the Cheshire Cat Hospital, this 3-acre property operated as a veterinary clinic for the past 20 years and is currently zoned agricultural but is an area of focus for rezoning with both Jefferson County and the City of Westminster. The parcel is close to the Denver-Boulder Turnpike, Rocky Mountain Metropolitan Airport, Rock Creek Medical Campus, retail, municipal government, higher education and open space. If the purchaser wishes to maintain the agricultural zoning, the property could be used for an equine boarding facility with four horses per acre. In addition to domestic animals, the agricultural zoning offers several permitted uses including telecommunications towers, farming with residence, and stables -- a full list. It is co-listed at **\$2,490,000** by broker associates **Chuck Brown** and **Austin Pottorff**, whose cell numbers are below. An aerial video tour of this listing created by Austin can be seen at [www.GRElistings.com](http://www.GRElistings.com).



Are you following the 2024 presidential race? You may be interested in my political blog, which you can find at <http://TalkingTurkey.substack.com>.

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