

# WATERWAYS

THE INSIDER'S LIFESTYLE GUIDE TO WEST AUSTIN



THE HOMES ISSUE

## Think Spring

RENOVATING • DECORATING • LIGHTING • ASK THE EXPERTS

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**ON THE COVER:** Way back to wallpaper? Absolutely! But it doesn't stop there. We sat down with three Austin experts to get their take on what's trending for 2022 in home design. Learn what they told us beginning on Page 15. Cover photo by Cate Black Photography.



FROM TOP LEFT: PHOTOGRAPHY COURTESY OF CARSON SKIN REJUVENATION; VOGUE.COM; MOLLY CULVER; KIRSTEN GILLIAM; BRIO PHOTOGRAPHY; ANDREA CALO

# PUBLISHER'S LETTER

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Over the years, the Homes issue has become a regular in our issue theme rotation, and personally speaking, it's one I really look forward to putting together and putting out into the world. Why? I'll let you in on a little secret...

I'm one of those people who simply can't resist changing my home interior. Part of it may be because of my short attention span (did someone say SQUIRREL?!), and part of it is because I love the thrill that comes with hunting for the perfect pieces to complete a space. The point is, once I get my house looking just how I like it, you better believe I'm ready to change it up and start all over again.

As we've put out more and more stories on home design and building, I've realized how there's always something more to learn, something new to consider, something interesting to try in terms of interior design. From my point of view, that means there's always more fun and excitement to be had in reconfiguring each and every room in my home to be the ideal haven. My home is truly my happy place (with my beloved golden retrievers by my side, of course), so I'm all for putting in more and more love into it to match what it gives back to me.

From figuring out the best wall color for a room to choosing the best lighting for a space, my hope is that the articles in this issue inspire you to think about your home design in new ways so you can join me in making the place that means so much to you better each and every day. Watch: when you come over to my side, you'll see just how much fun it can be!

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# *Refresh, RENEW,* *Transform*



PHOTOGRAPHY BY ANDREA CALO

TREND UPDATE, CHOOSING THE RIGHT  
WALL COLOR, REMODELING YOUR HOME, AND MORE...

# What's TRENDING?

## EXPERTS DISCUSS CURRENT TRENDS

IN HOME DESIGN *By Cindy Brzostowski*

What's "in" today isn't necessarily what was "in" yesterday, and that certainly holds true for interior design. There was a time when wood paneling and wall-to-wall shag carpets were all the rage. Today? Not so much. We asked some local experts to share their thoughts on home design and construction choices that are particularly popular at the moment.

## OUR PANEL OF EXPERTS



**Stephanie Lindsey**, principal designer at Etch Design Group  
[etchinteriordesign.com](http://etchinteriordesign.com)



**Dave Hernandez**, managing partner of ROOST Custom Homes  
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**Audrey Scheck**, founder of Audrey Scheck Design  
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PHOTOGRAPH BY STEPHANIE LINDSEY PHOTOS. PORTRAITS BY (L-R): ALISSA CORDOBA; KATIE JAMESON; BRITNEY VIER PHOTOGRAPHY



PHOTOGRAPHY BY STEPHANIE LINDSEY PHOTOS. OPPOSITE PAGE: CATE BLACK PHOTOGRAPHY

## Q: What are some of the hottest home design trends you're seeing these days?

**Scheck:** Mixing metals in bathrooms is becoming increasingly popular, and I love this trend because it allows homeowners and designers to be really creative when choosing plumbing hardware, cabinet hardware and wall accessories. The trend of not having everything match really opens the door when it comes time to source pieces for the bathroom.

**Lindsey:** Since the pandemic hit, homeowners are moving toward more private spaces in their homes to create time for individual productivity and increase emotional health. Although some pre-pandemic societal tendencies have returned, a good portion of commercial offices have chosen to maintain remote work, forcing homeowners to evaluate the open floor plan and how effective it is for their families with remote learning for children and working from home for parents.

**Hernandez:** With the significant increases in the costs of construction, clients and architects are becoming more efficient with their designs. We're seeing more houses in the 3,000 to 4,000 square-foot range rather than 5,000-plus as we had in the last few years. Also, alternative wall treatments tie into the "less white" trend—less white drywall. We're seeing a lot of wall and ceiling treatments, such as wallpaper, tile and wood ceilings and walls.

## Q: What's your favorite recent trend in home design—and why?

**Scheck:** I really love the trend of televisions that double as artwork. We use them in our clients' living rooms and bedrooms all the time as a way to trick the eye into thinking that there is artwork on the wall when it's actually a television. The Samsung Frame TV is our favorite as it allows you to customize the bezel that surrounds the TV.

**Lindsey:** We love that home design has become more colorful! We have seen more colorful choices instead of neutrals in accents, art and even wallpaper. It gives life to spaces and definitely personalizes each space.

**Hernandez:** I don't like that building prices are so high, but I do like that we're trending toward more compact homes. I would rather build a great 3,500-square-foot house than try to spread that same budget over 5,000 square feet. People have had to learn to adapt their environment to meet changing needs over the last couple of years. The guestroom that used to go unused 350 days a year is now a full-time home gym or office or classroom.

## Q: What's your advice for people following trends in home design?

**Scheck:** If you are hesitant about diving headfirst into a "trend," I always suggest starting small to test the waters. Try mixing metal finishes in your decor pieces instead of with your plumbing hardware. An example would be using a brass bowl to style a surface in your home and placing it next to a black metal picture frame. You could also start small by mixing patterns in your textiles instead of on your walls. To do this, simply choose pillows or throw blankets in varying patterns and blend them on the same bed or sofa.

**Lindsey:** Our advice is always to follow what you love. Some trends speak to you, and others don't. It's always helpful to have timeless elements in a design, but if you are really needing a change and want something that's trendy, just be aware that you may need to replace it sooner rather than later.

**Hernandez:** We always advise our clients to put their money behind the walls. Build a solid structure, install great systems and make sure the home is efficient. Use materials that will last, and use quality tradespeople to install them. Trends come and go. You don't know what the next trend will be, so choose the things that speak to you now. Changing out cabinet hardware or light fixtures in five or ten years will be a pretty easy and painless thing to do to freshen up your home.









# Remodeling IN THE TIME OF COVID

## HOW TO DEAL WITH SUPPLY CHAIN DISRUPTIONS IN YOUR HOME PROJECTS *By Cindy Brzostowski*

More than two years into the pandemic, one of the many ripple effects still being felt is the disruption in the home construction and renovations supply chains. Demand has outstripped supply, there's a shortage of materials, costs have risen and deliveries are being delayed. Add the fact that Austin is experiencing a building boom and a labor shortage in some of the trades and you can easily see why some home improvement projects have been progressing slower and with more difficulty than in the past.

Jessica Love, principal and interior designer of Austin's Urbane Design, expects that we'll have to deal with this reality for a while until there's a market slowdown. So, what should you do if you want to start a remodeling project before then? We asked her for her advice on handling just that.

### **Pick the Right Team**

First and foremost, Love strongly recommends hiring quality contractors and designers, noting that this is especially important because Texas doesn't require a license for general construction. As for designers, Love urges homeowners to check the scope of their expertise, whether it's furniture design, remodels or new construction.

Hiring the right professionals the first time around can save you a lot of trouble in the future, especially when the unexpected happens. "There are only horror stories about these trades, in my opinion, because people search for the cheapest and not the best," Love says. "You will get what you pay for every single time!" >>



PHOTOGRAPHY BY MOLLY CULVER

## Jessica Love's Checklist for Choosing a Designer or Contractor

- > Understand the difference between a designer and a decorator.
- > Understand the differences among designers and contractors.
- > Check their references for other projects your size.
- > Review designer portfolios, and ensure they have a website and a positive reputation on social media.
- > Interview a multitude of designers and contractors to ensure they meet your criteria.
- > Ensure that the designer and contractor specialize in whatever your project encompasses, whether that's remodeling or new construction.
- > Find out if your contractor has in-house employees or subcontractors and why.
- > Ensure that the designer and contractor offer sound agreements or contracts.
- > Check that both the designer and contractor carry insurance.
- > Understand the contractor's warranties.
- > Ensure that your designer and contractor work well together.

### Stop, Collaborate and Listen

Another important step that should make the remodeling process smoother amid the industry's current challenges: Ensure that your design and build team are adept at collaborating so that the finished result will turn out as you envisioned.

"I recommend someone going into this process to be diligent in their interview with each party," Love explains. "That means asking specific questions, such as, 'Do you have a specific style you prefer, or do you collaborate with the client?'"

By knowing how your designer and contractor work individually as well as together, Love says you can get a clear picture of what the process should look like for you in between that before and after photo.

### Communication Is Key

When working with your design and build team, Love says that honest and regular communication can make everything run smoother. That means, for example, sharing when

you're upset, when you don't like a selection or when you have budget concerns.

"Sometimes, people will refrain from sharing feedback, thinking it may hurt my feelings," Love says. "I encourage open and honest communication as my emotions are removed from this part of the process. My goal is always to design for the individual."

### Manage Expectations, Practice Patience

Love says it has never been more necessary to set realistic expectations. "Don't pay attention to HGTV—it is not real," she notes. "The budgets are not real, the timelines are not real, and often the designers and contractors are not really as [proficient as] they say. It leads to disappointment."

"There will always be a designer or a contractor who says they can do it sooner or cheaper, but they are either greatly misinformed or lying," Love adds. "Expect delays, expect back orders, expect the unexpected."

While delays can understandably be frustrating, it's crucial to exercise some patience. "There is so much that is outside of vendors' and suppliers' hands," Love says. "You must remain patient and trust the teams you have hired to get you to completion." In the end, says Love, you should love the end result.



PHOTOGRAPHY BY MOLLY CULVER

# Bathing BEAUTIES

## HOW TO TACKLE A BATHROOM REMODEL

By Cindy Brzostowski

**Bathroom, restroom, powder room, water closet... Whatever you call it, we all have at least one at home, and while it may not be the most glamorous of spaces, it's easily one of the most important rooms in the house.**

**If you're less than satisfied with how your bathroom looks or is working for you, you may be envisioning a remodel in the near future. But what do you need to know beforehand to make the project a success and, importantly, as stress-free as possible?**

**Sharing some of her bathroom remodeling expertise is Allison Jaffe, the owner of Allison Jaffe Interior Design.**

### REASONS TO REDO THE LOO

According to Zillow in December 2021, bathroom remodels were the most popular home improvement project being considered for 2022 across the U.S. As for why, we can make some good guesses.

First, from a financial standpoint, a bathroom remodel offers one of the best returns on investment compared to a remodel of other rooms, increasing your home's sale value.

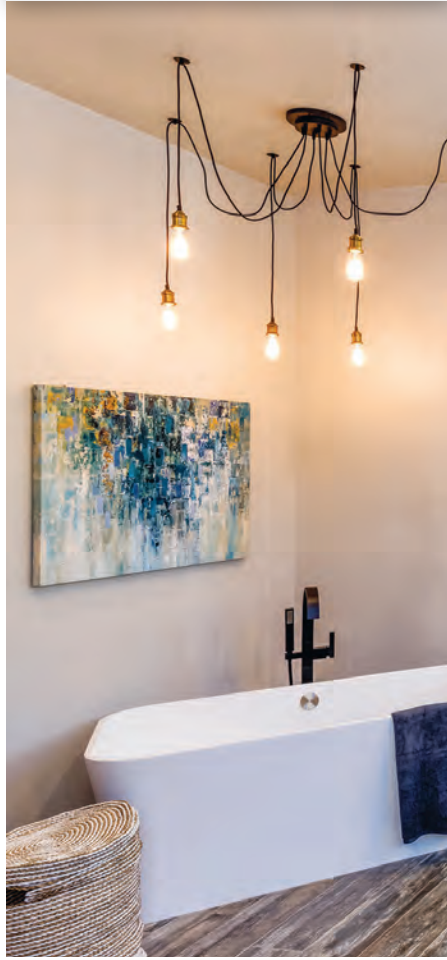
Second, it's one of the most-used spaces in any home. "This is where people go to relax. This is where we shower, bathe and decompress," Jaffe says. "A bathroom is a space where you're going to wash away the day, so you really want it to be in alignment with who you are, and that's going to come through in the selections that you pick."



### THE DOMINO EFFECT

Once you decide to remodel your bathroom, you might realize that tackling one project can easily lead to another. Countertops, for example. "It's not as easy as one, two, three to switch them out because you could potentially damage the adjacent tile," Jaffe explains. "If there is a four-inch countertop splash, you'll probably have a little paint and patch after the new counter install."

"When considering new plumbing fixtures for your shower and you would like to change brands," she continues, "keep in mind that you'll need to redo the tile as well. That's because the valves must stay consistent with the



manufacturer.” In other words, Jaffe says that those internal parts in the walls must match the external parts of the shower controls.

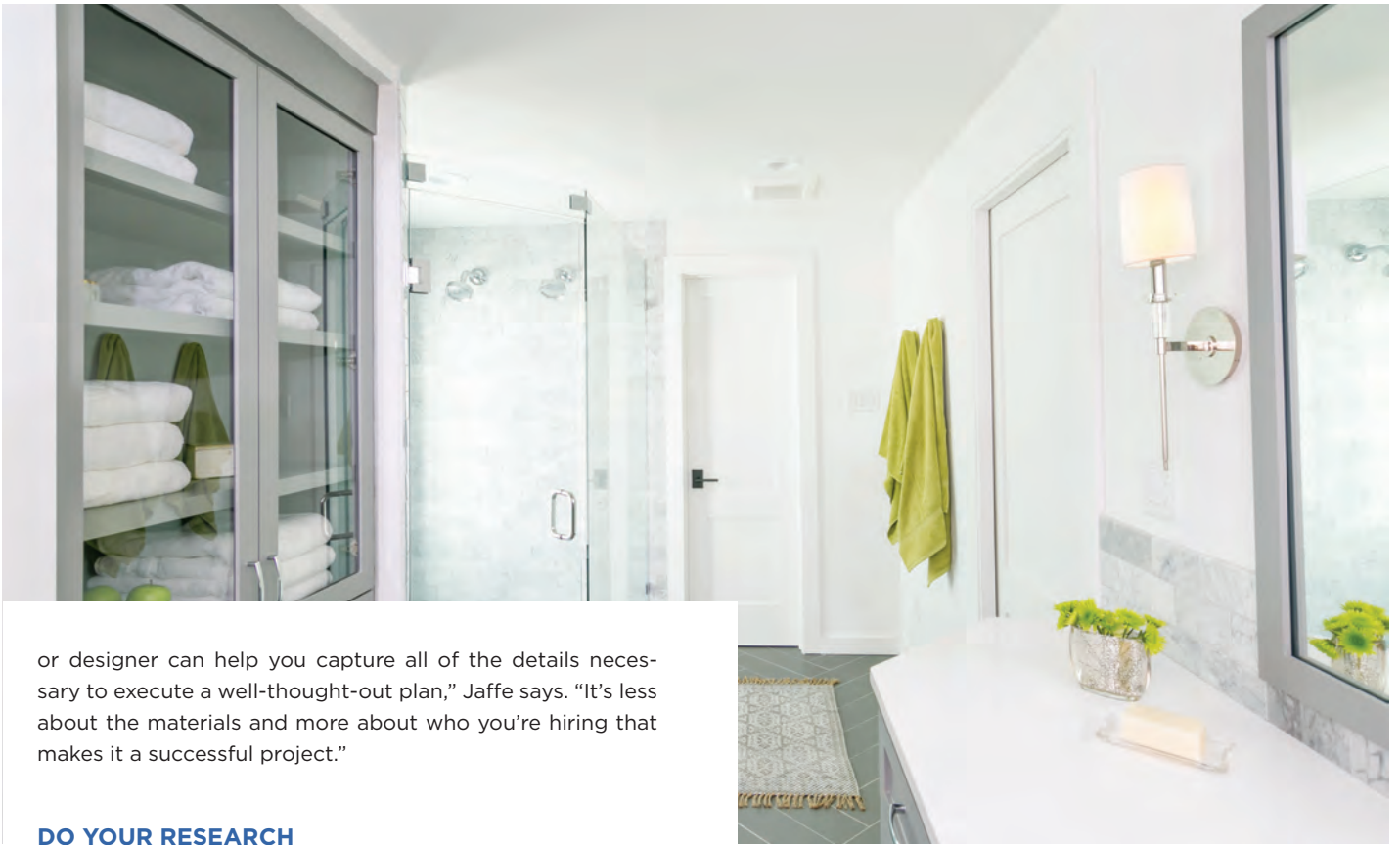
This domino effect can be a deterrent to those who aren’t dedicated DIYers and those who aren’t comfortable working with plumbing. This is one reason why Jaffe is a big proponent of working with professionals. “There’s a difference between a quick-fix Band-aid solution when remodeling your home and taking the time to invest in your home’s ROI and your peace of mind when the project is complete,” Jaffe notes. “That’s why I feel that hiring an expert professional to guide you through this process will always save you time and money in the end.”

## AN EXPERT INVESTMENT

When choosing the professionals to work on your bathroom remodel, Jaffe urges people to invest in a qualified team and not to be tempted by cheap labor or cheap materials. “Saving money should never be an end goal,” she says. “Investing in value is paramount.”

Jaffe says you should be sure that whoever you hire to do tiling, for example, understands waterproofing, will take the time to ensure consistent grout lines and knows about edging (so you aren’t left with a raw edge).

“There are so many nuances to the construction portion of a project where hiring a skilled tradesperson, contractor >>



or designer can help you capture all of the details necessary to execute a well-thought-out plan,” Jaffe says. “It’s less about the materials and more about who you’re hiring that makes it a successful project.”

## DO YOUR RESEARCH

Doing your research in advance almost always pays off. “I always err on the side of slowing down and really taking the time to research and gather your ideas before diving in,” Jaffe advises. “For example, when selecting plumbing, you can bring your ideas and example to a plumbing showroom to help you navigate the selection process, whether it [focuses on] style or price point.”

Jaffe recommends buying plumbing products and tile from reputable stores that specialize in just that so that you have a better idea of exactly what you’re getting. “You can find showrooms these days that are one-stop shops; some have cabinetry, tile and hardware all under one roof. It’s a great option for someone who is a little more price-conscious and [wishes to hire] a designer,” Jaffe says. “Additionally, these showrooms have subcontractors they can recommend and refer to you to assist with the construction portion of the project.”

## TWO FINAL TIPS

As you move forward with your bathroom remodel, Jaffe has a couple more tips for you to keep in mind. The first one addresses how to maximize space. “I like to remove the walled-in linen cabinet and convert that space into usable cabinetry,” Jaffe says. “It’s amazing how much space you gain when you remove a typical four-inch wall. That’s around six to seven inches of gained usable space.”

Her second tip concerns how to lower your costs: “Marble bathrooms will never go out of style, but for someone more cost-conscious, marble-looking quartz countertops and porcelains are a beautiful option as well.”

If you are looking for more guidance for your next remodel or interior design project, you can check out Jaffe’s home design workbook at [allisonjaffeworkbook.com](http://allisonjaffeworkbook.com), or visit [allisonjaffe.com](http://allisonjaffe.com)

## Local Showrooms

**Architerra** | 1701 Evergreen Ave., Suite 2 | [architerra.com](http://architerra.com)

**Expressions Home Gallery** | 6225 Burnet Rd.  
[expressionshomegallery.com](http://expressionshomegallery.com)

**Facets** | 8740 Shoal Creek Blvd.  
[facetshome.com/facets\\_showrooms/austin-tx-719](http://facetshome.com/facets_showrooms/austin-tx-719)

**JOSCO Supply & Showroom** | 719 W. Powell Ln. (Austin) & 1706 Hur Industrial Blvd. (Cedar Park) | [joscoshowroom.com](http://joscoshowroom.com)

**ProSource of Austin** | 2315 Rutland Dr., Suite 104  
[prosourcewholesale.com/showrooms/tx-prosource-of-austin](http://prosourcewholesale.com/showrooms/tx-prosource-of-austin)

**The Frog Pad Kitchen and Bath Designer Showroom**  
1501 Ranch Rd., 620 N., Suite A | [thefrogpadappliances.com](http://thefrogpadappliances.com)

**The Tile Shop** | 5033 W. US Hwy. 290 Service Rd. & 9503 Research Blvd., #200 | [tileshop.com](http://tileshop.com)

# LET THERE BE LIGHT

LOCAL DESIGNERS  
SHARE ILLUMINATING  
INSIGHTS ON  
HOME LIGHTING

By Cindy Brzostowski

When designing and decorating your home, you might be more focused on picking furniture pieces and color palettes than on what kind of lighting you want in each room. But you'd be remiss not to give the latter its due attention given how crucial a role lighting plays in the look and mood of a space.

So, what do you need to know? We turned to Christine Turknett, principal interior designer at Breathe Design Studio, and Avery Cox, principal at Avery Cox Design, to light the way with their expert insights.





## *The Light Stuff*

From a stunning chandelier over your dining table to a small lamp on your bedside table, there are so many home lighting possibilities depending on the appearance, position and purpose you have in mind. To make your decision-making a bit more manageable, you can break lighting up into a few main categories.

“General lighting or ambient lighting is the primary source of lighting for a room, so consider areas of the home [for that] that have less natural lighting,” Turknett advises. This kind of lighting includes ceiling-mounted fixtures, floor lamps and certain wall-sconce lights.

“Task lighting provides light for a specific task or in a specific area,” she continues. “Especially as you get older, task lighting can be helpful to improve productivity and reduce glare.” Vanity lights in your bathrooms, pendant lights hanging over the kitchen counter and desk lamps all fall into this category.

Decorative lighting is just that. “Decorative lighting can serve as the focal point of a room,” Turknett says. “Center it to the space, whether it’s in your living room or above the dining table, to create symmetry and visual interest.”

You can also consider accent lighting as a way to draw attention to a specific design feature, artwork, plant or other item. >>







Avery Cox



INTERIOR PHOTOGRAPHY BY ANDREA CALO; PORTRAIT BY FAIGE NEWTON

*From a stunning chandelier over your dining table to a small lamp on your bedside table, there are so many home lighting possibilities depending on the appearance, position and purpose you have in mind.*

### ***Putting Things in a Good Light***

Just as different rooms in your home have different functions, they demand different types of lighting. When deciding on the kinds of fixtures to use in certain spaces, Cox says you should consider what time of day the room is usually occupied and what kind of natural light it gets.

“A good rule of thumb is to have options throughout the day and to layer your lighting,” she explains. “In the morning, I like a mix of morning light and 3000K electric light that gets me going on my day. In the evening, I like to tone it down and warm it up to create a cozy feeling and minimize the clinical effect of cool overhead lighting.”

### ***Know Your Place***

If you’re building or remodeling your house, you can use the opportunity to decide on lighting choices and locations right from the get-go. “When architects and builders design spec homes, oftentimes they place recessed ‘can’ lighting in a generic grid on the ceiling because they don’t know who will be using the space or how,” Cox says. “This is such an easy thing to change, though, and those changes will result in a much more dynamic and livable space.”

Rather than falling victim to what Cox refers to as the “four-cans-in-a-square” syndrome, she suggests strategically placing recessed cans where you want or need light, such as in passageways, to light countertops or other surfaces, to wash walls in soft ambient light or to spotlight art.

Another placement tip from Cox: Place ambient, mid-level light fixtures throughout the house, but especially in corners. “Using these helps to create a cozy, even light that eliminates ‘caves’ as I like to call them,” she says. “These fixtures should allow the light to be directed up and down, which is the effect you get from a standard lampshade.”

### ***Your Light-Bulb Moment***

You can’t talk lighting without talking bulbs. Turknett recommends dimmable Wi-Fi or smart LED bulbs for greater control and the ability to set a mood. Then for bathrooms, closets and other areas where you want a more natural light environment, GE Reveal bulbs are her favorite.

Cox is another big fan of the dimmer. “Purchase lighting that has dimmers built-in, and add them to as much hardwired lighting as you can,” she suggests. “This gives you much more control and will allow you to enjoy your space with minimal effort and maximum comfort throughout the day.”

When picking your bulbs, don’t forget about the light temperature. “Bright white or intense cool colors can have a sterilizing effect on your design,” Turknett says. “Diffusion of light is key to softening hard lines and shadows.”

Cox’s go-to temperature for in-home lighting: 2700K to 3000K.

[breathedesigstudio.com](http://breathedesigstudio.com) | [averycoxdesign.com](http://averycoxdesign.com)

# COLOR YOUR WORLD

HOW TO CHOOSE THE PERFECT WALL COLOR

*By Cindy Brzostowski*





PHOTOGRAPHY BY MAXINE SCHNITZER

Whether you've been dying to paint over the wall color left by the previous homeowner or you're just in the mood for a change, a new coat of paint can completely refresh and transform a space. The big question is: Which of the countless color options out there is "the one?"

Jamie Williams—a certified interior designer and the president and cofounder of Elysian Collective—has some tips for discovering the right wall color for your space.

### FIND YOUR TRUE COLORS

When starting your search for a color, Williams recommends first asking yourself how you want to feel in that space. "Color plays strongly on our emotions and psychology, and with our spaces serving different functions in our lives, there are many different types of moods we can create to separate our spaces based on how we want to use them or want to feel," she says.

"Are you looking for a vibrant space full of energy, one that's playful and feminine, or a more serious, calming natural oasis?" Williams asks. "When you understand the energy that you want to evoke and know what time of day the space is typically used, this is an excellent starting point."

A thoughtful color selection also accounts for the other features you have or will have in the space, from flooring to furniture. "When your architectural finishes are selected, be sure to look at the paint color together with the wood or carpet flooring, cabinetry, tiles, wallpaper and any other material it will be adjacent to," Williams advises. "This step will ensure that the tone of the paint aligns with these elements and that it lends itself to a balanced contrast in the space."

If you are already planning on displaying some art in a room, let that inform your decision as well. "If our client has an art collection, we like to ensure that these are considered early on so that a featured piece is highlighted by a wall color that enhances it," Williams says, "Walls are a canvas, and the color creates a backdrop for the other pieces you have in the room."

### GO WITH THE FLOW

While each room may have a distinct personality, that doesn't necessarily mean you should view and design it in isolation. "As our spaces provide different functions for our lives with a multitude of layouts, it's important to think about the flow of your home and how the spaces intersect," Williams says.

"Can you see through a door to the other room? If so, be sure the wall colors coordinate there because they're visual at the same time," Williams says. "It's okay to play around with different palettes in separated rooms such as bedrooms, powder rooms and bathrooms, but with open-kitchen, living and dining rooms, you want to be mindful that the palette flows throughout." >>



Speaking specifically to the wall color in living and dining rooms, Williams likes going with more subtle classic neutrals to allow for more flexibility in the furnishings and decor. “In these spaces, you can play with color, pattern and texture through the incorporation of rugs, pillows, throws, art or even more expressive wallpaper,” she adds.

## SEE THINGS IN A NEW LIGHT

Okay, so you’ve narrowed down your color options and you’re ready to put some paint on the wall. Before you start, it’s worthwhile to take the time to view that color in various lights.

“The amount of natural light filtering in is key, so pay attention to what direction your windows face,” Williams says. “The less natural light there is, the more that all paint colors will appear darker. So, look at your swatch in the space throughout different parts of the day to see how it changes.”

Artificial light affects how a color appears too. “Paint colors read differently as the temperature of the light in contact with it changes and becomes warmer or cooler,” Williams explains. “This is especially tricky with whites and grays since their undertone can show more blue, green or pink than desired. But you’ll make the right choice if you experiment with a few variations in the space first.”

## AND A PARTING TIP

“I keep the Pantone Connect app on my phone for when I’m out exploring and run across a beautiful color. I love capturing the Pantone with the app,” Williams shares. “The color could be inspired from another space or material, or even from nature. Paint stores can then match the Pantone you give them to a paint color. It’s a fun way to inspire your space’s color with anything that catches your eye!”

[elysian-collective.com](http://elysian-collective.com)



PHOTOGRAPHY BY BRANDON HILL; HEATHER DURHAM