



This 5,200 square foot residence was a showcase home back in the 80s, but now it felt dated and in need of a whole house remodel. The kitchen required a complete reorganization of the layout in order to fit the lifestyle of its new owners. The wife is an eager home chef and loves to entertain. She desired a bright, open space in which to work, gather the family together, and make guests feel welcome.

(continued on page 2)

Stay in the Neighborhood You Love

A major decision you may be considering is whether to move or improve your home. With a growing family, your house may feel like it's bulging at the beams due to overcrowding. You would like a larger home with more of the modern conveniences, but at the same time you love your friendly Needham neighborhood and do not want to leave. You want to keep your children together with their current group of friends in our wonderful school district. Through your involvement in the PTA or the school sports programs you have gotten to know the other parents and you enjoy their friendship as well. Ask yourself, would moving mean that your children would have to change schools?

One of the biggest reasons our clients decide to improve their existing homes is they love their Needham location and the amenities it offers. A family's ties to the community, as well as their proximity to schools, local services, churches and places of employment are all factors they consider. Would moving create more of a commute to work? By improving instead of moving, a family can avoid disrupting these important connections.

Finances are also an influential part of the move vs. improve decision. Many people who may be reluctant or unable to finance a full scale relocation often have sufficient savings or home equity available to change their current home into their dream home. One of the biggest attractions of remodeling is that the money spent on moving expenses, closing costs and an agent's commission will not be required. The worry of selling your current home is also avoided by remodeling. In fact, remodeling can often increase the future resale value of your home,



especially if the improvements increase living space. The biggest resale returns generally come from improvements that bring the house up to the value of other homes in your same Needham neighborhood. Remember, however, you are doing this for the enjoyment of the improvements, not just for the amount you can recoup if you eventually sell.

(continued on page 4)



Before



After

MODULAR CONCEPT

(continued from page 1)

The homeowner's vision was for a modern aesthetic—clean and functional—that would offer enough flexibility to meet the ever-changing uses of the space. She also wanted to make the most of the incredible outdoor vistas that could be enjoyed if the kitchen were oriented in the direction of the floor-to-ceiling windows.

The existing design challenges included a large, curved peninsula seating area that cut off the kitchen from the rest of the living space. The seating area was poorly designed so that everyone faced away from the gorgeous views of the home's outdoor surroundings. A low 7 ft. ceiling made the kitchen feel dark and cramped.

By replacing the peninsula with a sizable island, the kitchen has been given a more useable counter area that allows the views to become the design focal point. The upper wall cabinets were replaced by open shelving, helping draw attention away from the unusually low ceilings. A neutral, modern color palette and stylish fixtures transformed the look of the kitchen, which now has an open concept feel.

The homeowner decided to forego the standard kitchen triangle. Instead she went with a modular refrigeration concept that offers efficient kitchen flow while providing incredible flexibility. She chose to design her kitchen with undercounter modular refrigerators, freezers, and wine cabinets from U-Line. This allowed her to break

away from the limitations associated with traditional upright refrigerators. Instead of having one central cooling zone, she now has several satellite cooling zones with each unit serving a specific need.

Adjacent to the prep sink in the island the homeowner installed refrigerator drawers. She keeps root vegetables in the lower drawer (set to Root Vegetable mode), while fresh vegetables are preserved in the upper drawer at a cooler temperature (Market mode). She can easily wash and chop the vegetables, all the while saving steps.

On the opposite side of the generous island are a variety of other modular refrigeration units, each set to a different mode, such as Pantry mode, Polar mode, Beverage mode, and Deli mode. These settings may all be readjusted according to the family's changing needs and desires.

At the outer edge of the kitchen an independent dual-zone wine captain is installed beneath a built-in coffee system. This is the homeowner's entertainment zone where guests are encouraged to help themselves to their favorite beverages in a location apart from the work zone.

Recently, when the homeowner hosted twelve out-of-town guests for a three-day weekend, she organized the refrigeration to make it easy for her guests to help themselves to their varied breakfast preferences. Everyone was amazed at the efficient kitchen flow that allowed them to spread throughout the kitchen, instead of crowding around one central area. Modular refrigeration offers an innovative way to design a kitchen that can offer higher efficiency and flexibility.

Photos: Courtesy of U-Line (www.u-line.com)

Not-So-Lazy Susan

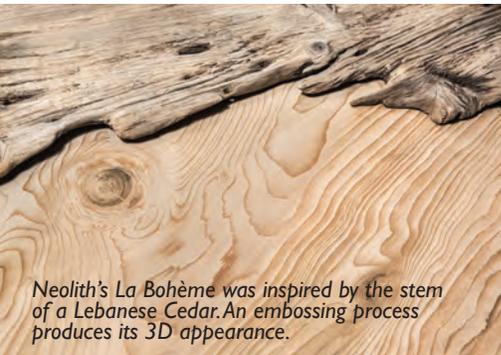
In 1917, as our country was embroiled in the conflicts of WW I, many homeowners were having trouble finding domestic servants. Therefore, household efficiency became a huge topic. An ad in the December 1917 issue of Vanity Fair magazine promoted a 16" revolving tabletop tray—described by their inventive copywriter as "Lazy Susan, the cleverest waitress in the world, at your service." This was the first time that terminology was used, but the name stuck. By the 1950s almost every kitchen boasted a multi-tiered Lazy Susan in the corner cabinets.

Almost 100 years later, household efficiency continues to be an important subject. Our modern lifestyle keeps families continually on the go, and having convenient, easily accessible places to store items in the kitchen is crucial. A variety of pull-out corner cabinet organizers are now in hot competition with the traditional Lazy Susan to provide the optimal storage solution in today's kitchen.

Enter the "Not-So-Lazy Susan," the latest creation this year from the husband and wife design duo from Glideware. This unit is a hard worker, revolutionizing corner cabinet storage by using the cabinet space from top to bottom. It provides easy fingertip access to cookware, and avoids the need to stack it—keeping pans from scratching. The Not-So-Lazy Susan is at your service. ■



Photo: Courtesy of Glideware (www.glideware.com)



Neolith's La Bohème was inspired by the stem of a Lebanese Cedar. An embossing process produces its 3D appearance.

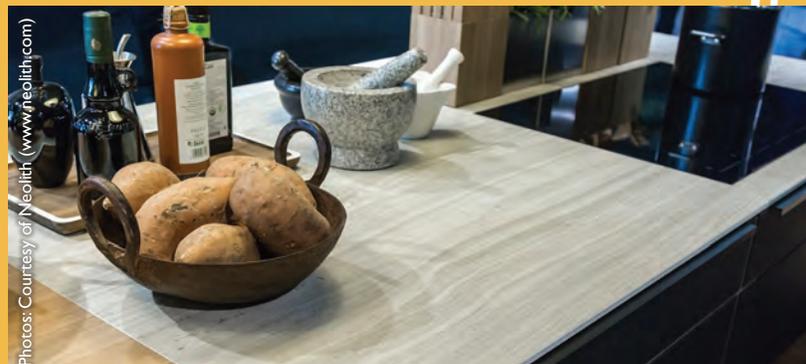
ULTRA COMPACT

The sleek, streamlined look has become increasingly popular for the design of home interiors, as is quite evident from Houzz.com and HGTV. Those wide open, uncluttered spaces—transitioning seamlessly from indoors to outdoors—are examples of this trend. Now a remarkable high performance material, the ultra compact surface, has been developed to help you achieve this look of clean lines and seamless design throughout your home. These thin, ultra compact, large format slabs can be used on your walls, backsplashes, countertops, shower walls, flooring, outdoor deck surfaces, and even exterior facades. The slabs are available in a multitude of sizes, patterns, colors and finishes to fit your style preference.

These ultra compact slabs are produced using a new high tech process called "particle sintering" that replicates in a few hours the natural process of metamorphic change that rocks undergo when subjected to heat and pressure over many years. The raw materials found in glass, porcelain and quartz are placed under incredibly high heat (typically +2100° Fahrenheit) and pressure (5900 pounds per square inch) in enormous presses so they fuse together to create an ultra compact surface. These products were first produced in Europe and were not available in the U.S. until

recently. Now they are rapidly changing the outlook for upscale home designs, even giving granite and quartz some competition. Examples of this material are Neolith from TheSize, Dekton from Cosentino and Lapitec from Breton.

These exceptionally durable slabs are resistant to thermal shock against heat, frost and thawing as well as resistant to ultra violet light and therefore perfect for outdoor applications. The material is heat resistant up to 1000 degrees Fahrenheit, so you can confidently place hot pans directly on your kitchen countertop without the use of trivets. It is also chemical resistant, so if you accidentally splash any common household chemicals like bleach, drain cleaners or oven degreasers on it, it will not be harmed. The ultra compact slabs are waterproof with near zero absorption—actually preventing the growth of bacteria. A countertop made from this material is hygienic and suitable for direct food contact, so you can slice meat or vegetables on it when doing food prep. The material resists scratches, abrasion and wear, and is 100 percent recyclable. You do not need to apply sealers to protect it; just use simple soap and water to clean it. ■



Photos: Courtesy of Neolith (www.neolith.com)

Neolith's Strata Argentum, inspired by Silver Travertine marble, replicates the original texture of natural stone at its rawest state.

IN THIS ISSUE

- Modular Concept
- Stay in the Neighborhood You Love
- Ultra Compact
- Not-So-Lazy Susan

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perfectly expressing your individuality

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Stay in the Neighborhood You Love

(continued from page 1)

Another aspect of the move vs. improve consideration is the lure of those new homes that are being built in other parts of town. All those great ideas and innovations you see at an Open House or on a realtor's website can be very enticing. Can you have the same features built into your existing home that you are looking for in a new home—such as increased space or a more functional floor plan? Remodeling can take the same selling points that make new construction so appealing and bring them into your existing home in Needham. A talented design/build remodeler can reconfigure your current space and open it up or suggest an addition, giving your home a new lease on life. A design/build remodeler with many years of experience will be able to conceptualize the engineering involved because he knows how older homes are put together and what can and cannot be changed about their construction. You will be able to enjoy the improved functionality and amenities that you might have considered moving in order to obtain.

If you would like more information, please visit our website at tibmadesignbuild.com. Tibma Design/Build can give you the space you need and that new home feel without changing your Needham address. We would welcome a chance to look at the possibilities in your home.



Working with Tibma Design/Build the Shea family incorporated all the desires they had for their home so they can stay put in Needham.

