

MODERN·MILL
BUILDING REVOLUTIONS



REFRAMING HOMES WITH **ACRE**

What began as a 1980s bayfront home has been completely reimagined through a renovation and addition that reframes both the structure and its relationship to the water. Rather than demolishing and starting fresh, the design team embraced the existing footprint, while transforming it into something entirely new: a contemporary waterfront retreat defined by clean lines, expansive glazing, and bold geometric volumes.

CHASER GAFFNEY CASE STUDY

Location	(4432 home) Brigantine, New Jersey
Product	ACRE Vertical 4 ½" Shiplap Siding
Architect	Chaser Gaffney Architecture
Contractor	Epic Visions Development
Finish	Cedar Stain

*This coating is not on the Modern Mill list of approved coatings and therefore not under warranty. Be sure to use coatings from the approved list and follow all installation instructions found here:

modern-mill.com/product-expectations

PROJECT OVERVIEW

The Reframe project showcases how thoughtful renovation can breathe new life into an existing structure. The waterfront views are reframed by thick geometric forms, creating a modern shell of sorts—a sense of enclosure and security. Contrasting the white exterior, the interior surfaces of this modern framework are clad in ACRE Vertical 4½" Shiplap Siding. The warm cedar stain creates a modern yet natural presence along the bayfront. The vertical siding enhances the home's clean, modern design while drawing the eye toward the bay.

The new composition not only frames panoramic views of the bay but also reframes the way the home functions, creating open, modern living spaces tailored for today's lifestyle. Made from upcycled rice husks, ACRE's durable composition protects the home from water, weather, rot, and pests: essential qualities for a waterfront property exposed to the demanding coastal environment of the New Jersey shore.

"I love the look of real wood on a house, but along the New Jersey coast it fades to gray very quickly. On some projects that can be a great look, but when you're aiming for a modern, fresh wood aesthetic and want it to stay that way, ACRE by Modern Mill is an excellent option. I've been looking for a product like this for a while, and I'm not sure there's anything else quite like it on the market. It looks like wood, cuts like wood, and is more dimensionally stable than wood. It can also be stained in almost any color.

What really set it apart on this project is that we were able to use it for both the exterior walls and the soffits, which allowed the material to wrap continuously across surfaces. I love it when clean lines flow from wall to ceiling. The fact that it's made from otherwise waste material is a great bonus, and I look forward to exploring more of this product's capabilities."

- Chaser Gaffney, Architect



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