



This Old House 2020 Idea House

Jerry Effren is building a modern farmhouse overlooking Shorehaven Golf Club and L.I.S.

In the midst of an historic global health and economic crisis, Jerry Effren has managed to stay on schedule for the August completion of the 2020 Idea House he is building in partnership with This Old House.

The gracious 3,700-square-foot modern farmhouse is designed by Jamieson Architects, and built by the The Greyrock Companies. A grand, vaulted great room looks out across Long Island Sound, and is open to a chef's kitchen and butler's pantry. The spacious master suite is conveniently located on the ground floor, and the second floor features two additional bedrooms and baths and a bunkroom. The home has a three-car garage.

The site is 22 feet above the road facing south, with killer views of the Shorehaven Golf Course and Long Island Sound.





“We wanted the appearance of a renovated barn with a modern farmhouse added to it.
The barn is the focal point.”

– Jerry Effren

A 44ft X 22ft. family room with fireplace and kitchen are completely open, with a Marvin casement window system supplied by Rings End.

Rings End rep, Len Volpe, was instrumental in coordinating all of the building materials supplied by Rings End.

“We doubled the floor joists to support the 22ft span and a 5' X 9' center island with thick Caesarstone top,” Jerry explained. “The cathedral ceiling has a 10ft plate height with 8 more feet to the ridge. The engineered LSL studs are perfectly true and square, so there’s no worry about buckling. There’s less waste and it’s a renewable resource. These products make it a lot harder for us to screw up!”



Jerry used the ZIP System® with zip tape for wall sheathing and roof sheathing. The product streamlines the weatherization process by including an integrated water- and air-resistive barrier that delivers moisture and air protection in one

step — eliminating housewrap, and providing a 180 day exposure warranty. A strong, resilient roof is a home’s first line of defense when the roof deck is exposed to weather. ZIP System roof assembly combines Huber’s

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revolutionary integrated sheathing and flashing tape or liquid flashing to provide a sealed roof for protection against moisture intrusion during construction or if high winds strip the roof covering away.

The AdvanTech subfloor is moisture resistant and engineered for more strength than standard plywood or particle board. There's no delamination, or seam swelling. AdvanTech allows for the installation of finish floors earlier in the construction sequence. That saves time and dollars.

"Unlike years ago, today's engineered flooring actually has weeps for drainage," Jerry explained. "The tongue goes into the groove easily, so when I lay my ¾" oak over it, everything will be smooth. Building has become a science with much better products, like the Huber Zip system. The decking, sheathing... everything ties together so efficiently."

The home's master bedroom is on the first floor, which makes the per sf cost go up, but that's what people want today. There's 2,200 sf of living space on the first level and guest suites along with a middle bunk room and outdoor deck upstairs. Outdoor living starts with a screened porch, and continues with an outdoor kitchen, plunge pool, fire pit and putting green. "Everything in this house is top of the line," said Jerry.

Jerry Effren also talked about some of the positives that have come out of the COVID crisis:



"We got our pool permit in one day! It's even better by e-mail, because you have a record of it. We are building a custom home in Riverside, and the homeowners and their kids made masks for us, and left them on the site." 📄