



HOUSE

metro

July 2005



Advertisement

[Home/This Month](#) | [Archive](#) | [Subscribe](#) | [Distribution](#) | [About Us](#) | [Contact](#) | [Advertise](#)

FEATURES

- Living
- Gardens
- Personal Space

INSIDE

- From the Editor
- Entryway
- Metro Life
- Site Specific
- Area Spotlight

- In the Garden
- Home Style
- Back Porch
- House
- Horoscopes

RESOURCES

- Business Directory



Downtown Shops

Old Greenwich, Fairfield County

In this Greenwich borough, small-town charm and seaside living cost top dollar.

BY DINA CHENEY, PHOTOS BY TOM DIMAURO

All across America, small, privately owned mom-and-pop businesses have been swallowed up by large chains. But not in Old Greenwich. Located on the Long Island Sound within the town of Greenwich, Connecticut, the borough of Old Greenwich boasts a vital downtown filled with independent shops. Morning commuters rush into Arcadia Coffee Company, an art-filled coffeehouse in a former bank building, for coffee and a muffin. Mothers pushing children in strollers gather at Upper Crust Bagel Company for toasted bagels and conversation. And on summer weekends, beach-bound tourists peruse the racks at the stylish, church-owned thrift shop, The Rummage Room, while out-of-towners and locals alike dine at the bustling new seafood restaurant, Beach House Cafe.

Old Greenwich's mom-and-pops give the borough the feeling of an idyllic small town evocative of an earlier era. Just ask Brian Ebzery, owner of the cookware shop, Cook and Craft. "People appreciate the locally owned stores and like to support them," he says. "There's a shared interest in preserving the good-natured, friendly community spirit. People walk to town and get everything they need with a smile and good service."

Colleen Richmond, an Old Greenwich resident and a real estate agent with Greenwich-based Anderson Associates, agrees: "Old Greenwich has the charm and neighborhood feel of a small village, and all the amenities of a large town. It's the only place in Fairfield County where you can walk from your home to the town, the park, the beach, and the train station. And the area is full of children—riding bikes or being pulled by their mothers in red wagons."

The small-town ethos is reflected in Old Greenwich's tree-lined streets, sidewalks, small lots, and close-knit community. But people pay dearly for this taste of small-town life. According to Richmond, the immaculate Victorian, cedar shingle, Colonial, and cape-style homes sell on average for \$1,867,286. There are frenzied open houses and multi-million-dollar bidding wars.

Some longtime residents recall the past, when Old Greenwich was an unpretentious town where everyone knew each other. Paul Palmer, the owner of the 84-year-old plumbing and heating company Palmer SP & Sons, says, "The housing here has really changed. Houses are being knocked down and replaced with even larger homes. In the old days, you were fortunate to have a house with a roof on it."

Carolyn Colegrove, the author of *Sound Beach*, *Becoming Old Greenwich*, and *Three Shore Acre Drive*, has lived in Old Greenwich and neighboring Riverside since 1921. "In 1941 my parents bought a piece of property right on the water for \$18,000. That same house just sold for \$7,400,000. People use Old Greenwich as a status symbol—if you live in Old Greenwich, you've made it," she says.

For those with more moderate budgets, the Havemeyer Park development is considered the borough's "starter home" area. Built on the grounds of a former estate to house World War II veterans, these homes—low-cost at the time—now fetch \$795,000 and up.

Founded in 1640, Old Greenwich was once a quaint, sparsely populated farming, clamming, and oystering community. In fact, it was Old Greenwich that spawned what is now modern Greenwich, a 50-square-mile town of 61,972 residents.

With the advent of automobiles and the New Haven Railroad, New Yorkers, including the notorious Boss Tweed, began to rent or build summer homes here. Once they realized that the commute into the city wasn't too long, many renters became year-round residents.

One such resident, J. Kennedy Tod, a Scottish-born financier, became one of the most significant contributors to the borough's history. In 1889, Tod purchased Elizabeth's Neck, a 147-acre stretch of land in Old Greenwich, right on the Long Island Sound. After the deaths of Tod and his wife, the land was donated to the Columbia-Presbyterian Hospital.

Old Greenwich

Zip: 06870

www.greenwichct.org

Population: 6,000

Nearest Hospital
Greenwich Hospital
Greenwich, CT

School
Greenwich Public Schools
Approximate Enrollment: 9,083

Median Income Per Household
In 1999: \$126,247
U.S. median: \$41,994

Proximity to Major City
Mileage to NYC: 36 miles
Mileage to Stamford: 2 miles

Transportation
New Haven Line to Grand Central Terminal

Points of Interest
Greenwich Point
(203) 622-7818

Binney Park
(203) 622-7824

Island Beach and Great Captain's Islands
(203) 622-7818



Tod's Point

In 1945, it was sold to the town of Greenwich. Now known as Tod's Point or the Greenwich Point, the beachfront property was initially accessible only to Greenwich residents, but in response to a recent lawsuit, the town of Greenwich opened the Point to visitors, provided they pay a hefty entrance fee.

Continued

[1](#) | [2](#) | [Next »](#)

Recent Area Sales

LOCATION	YEAR BUILT	STYLE	BEDS/ BATHS	SQ. FT.	RECENT SALE PRICE
Arnold Street	1948	Ranch	3/2	1,794	\$795,000
Edgewater Drive	1917	Colonial	5/3.1	3,045	\$1,850,000
East Point Lane	2004	Shore Colonial	4/4.1	4,281	\$5,100,000

[Home / This Month](#)

[Archive](#)

[Subscribe](#)

[Distribution](#)

[About Us](#)

[Contact](#)

[Advertise](#)

Copyright © 2005 Luminary Publishing, Inc.