

About Greenwich

Greenwich, Connecticut has 50 square miles of land and 32 miles of shoreline. Greenwich is a rich and diverse community comprised of seven small hamlets. Mention Greenwich, Connecticut and chances are people have heard of it. Greenwich is home to artists, actors, writers, sports personalities, and yes, corporate executives and leaders in the world of finance. From their pre-Revolutionary War roots, each hamlet of Greenwich has maintained its unique identity making it a distinct and definable part of town.

Chronologically this is how Greenwich evolved:

Old Greenwich



Old Greenwich is where it all began. On July 18, 1640 the Siwanoy Indians, for the price of 25 English coats, sold the land that is now Old Greenwich to four Englishmen. One of the Englishmen, Jeffrey Ferris, named the area after his birthplace, Greenwich, England. As Greenwich developed to the west, Old Greenwich became known as "Old Town". In 1872 the New Haven Railroad objected to adding Old Town as a rail stop as they deemed it too confusing having two Greenwich stops. Thus the name of Old Town was changed to Sound Beach. That name would remain until 1930 when it was renamed Old Greenwich.

Old Greenwich has evolved from a farming community to a summer resort to the quiet commuter community it is today. With its quaint downtown shopping district and its proximity to Greenwich's largest public beach, Old Greenwich is a desirable location for many.

Cos Cob



As the Old Town farmers struggled with its rocky soil, the tiny hamlet to its west prospered as a seaport. Cos Cob, originally known as Mianus, was named after the Siwanoy Chief, Myanos. Settled by the Dutch, Cos Cob got its name from an Englishman named John Coe. Coe, an early settler, built a rocky seawall at the mouth of the Mianus River. The seawall, then referred to as a "Cob" became known as Coe's Cob. Coe left the area in 1659 but the name stuck (over time the "e" was dropped).

Cos Cob flourished as a seaport during the 1700's and 1800's. At the turn of the 19th century, Cos Cob evolved into an intellectual and artist colony playing host to the likes of Eugene O'Neill, Willa Cather and Anya Seton (whose father, Ernest Thompson Seton, started the Boy Scouts of America in Cos Cob).

Cos Cob today is a robust community with a central downtown shopping district along Route One.

Central Greenwich



On February 1, 1686, the tract of land between the Byram and Mianus Rivers was

traded by the Miossehasseky Indians to the settlers of Old Greenwich for tribal rights to 30 acres of planting ground elsewhere. The area, known as Horseneck, prospered as a farming community, quickly eclipsing Old Greenwich to its east. With the advent of the railroad Greenwich evolved into the central shopping district of the town with many shops opening on Greenwich Avenue.

Central Greenwich is the hub of the town's economic activity. Greenwich Avenue, where uniformed policemen still direct traffic, remains the town's signature street with an abundance of upscale retailers. The area has become a shopping and dining destination for residents and visitors.

Glenville



This tiny mill town was founded in 1774 when a group of Baptist settlers traveled to this hilly stretch of land by the Byram River to establish a church. Since then Glenville's history will always be linked to industry. In 1790 a mill opened for grinding Peruvian bark into medicine. Later the American Felt Company, one of the nation's premiere felt manufacturers prospered in Glenville until the mid 1970's.

Today Glenville is a suburban enclave in the western section of Greenwich. The American Felt Company, 'The Mill' still stands today and is home to retail, restaurants, office space, condominiums and apartments.

Riverside



Riverside was known as Mianus Neck until 1870, predominantly known for fishing and farming. Until the mid 1800's, Riverside Avenue was referred to as Potato Road because of the all the potato storage cellars near the cove. As with the rest of Greenwich, Riverside evolved from an agrarian based economy to the suburban community it is today.

Riverside's abundance of waterfront river, harbor and the Long Island sound makes it a desirable location for those who enjoy waterfront living.

Byram



Byram, tucked into the southwest corner of town, was settled in 1660 by Thomas Lyon. Originally known as New Lebanon this area of Greenwich developed slower than the hamlets to the east. Farming and fishing slowly gave way to industry. The Hendroth Brothers foundry built furnaces and sold their worldwide employing 700 workers in its heyday in the mid 1800's.

Today, Byram remains a diverse community, which boasts a vital downtown shopping area with small shops and restaurants.

Banksville

Before 1700, Samuel Banks settled on the uppermost banks of the Mianus River in the northeast corner of Greenwich. The area soon came to be known as Banksville and for nearly 200 years was a quiet farming community.

Arguably the most famous estate in Greenwich was the home of Edmund Cogswell Converse, who by 1904 had amassed more than a 1,000 acres. By 1913 there were more than 40 buildings on the estate with a live-in staff of over 200. Farm operations continued until 1960. The property laid empty for 20 plus years until it was sold in 1981 to the Conyers Farm Partnership. The 1,468 acre parcel is divided into 60 impressive lots and is home to some of Greenwich's most famous citizens.

Banksville's small business center near the New York State line is reminiscent of a

simpler time. Many of its residents refer to Banksville as the land that time has forgotten.

From the coast to the country, Greenwich has something for everyone. Despite Greenwich's size it still retains much of its New England small town charm. On the other hand, Greenwich is neither old-fashioned nor small. Its facilities are state-of-the-art; the newly renovated library and its new hospital are shining examples of the benefits of a town that seems to lack for nothing; its schools are first rate; its 1,500 acres of parkland are a prized town asset. There is no shortage of sailing, golf, tennis and swimming. The neighborhoods are safe and the terrain is beautiful and diverse.

In addition, you can't really define Greenwich without accounting for its proximity to New York City. However, there is nothing stereotypical about this suburban community. It is a sophisticated place to be, offering a diverse array of culture, nature, food, entertainment and shopping.

Central Greenwich Photo; Mel Greer
All others; C. Christopher Semmes

Housing 2001 Unless Noted

	Town	County	State
Existing Units	24,143	339,145	1,392,233
% Single Units	68.3%	64.4%	63.4%
New Permits Auth. (1999)	120	2,362	10,794
As % of Existing Units	0.50%	0.70%	0.78%
Demolitions (1998)	56	517	2,968
Residential Sales (2002)	1,016	18,411 (98)	59,622 (98)
Average Price-single family (2002)	\$1,842,379	\$343,924	\$203,441
Average Price-Condo (2002)	\$517,617		
Median Price-single family (2002)	\$1,265,000	\$224,900	\$135,500
Median Price-Condo (2002)	\$485,000		
Owner Occupied Dwellings	15,049	208,121	807,559
Housing Stock Age (Pre-1950)	45.4%	34.2%	33.9%
Subsidized Housing Units	1,149	30,502	148,930
Average Time on Market (2002)	91 Days		
Single Family			

Population 2001

Year	Town	County	State
1990	58,441	827,645	3,287,116
2000	61,101	882,567	3,405,565
2001	61,472	887,208	3,414,784
2006	62,670	909,248	3,465,947
01-06 Growth	0.39%	0.49%	0.30%
Land Area (Sq. miles)	47.87	626	5,009
Pop./Sq. mile (2001)	1,221.70	1,418	682
Per Capita Income (2001)	\$83,158	\$42,304	\$31,816
Households (2001)	22,496	328,770	1,285,210
Median Age (2000)	42.0	39.0	38.0

Race/Ethnicity 2000

	Town	County	State
White	57,353	755,029	2,997,210
Black	1,291	84,532	266,880
Asian Pacific	2,152	18,550	52,248
Native American	61	1,277	6,660
Other	892	41,471	147,201
Multirace	958	21,951	74,848
Total Population*	62,707	922,810	3,545,047
*Hispanic or Latino population included in above categories.	3,996	102,912	318,289

Age Distribution 2001

	0-4	5-17	18-24
Male	1,628 3%	4,974 8%	1,922 3%
Female	1,491 3%	4,867 8%	1,934 3%
County	54,022 6%	151,969 17%	64,937 7%
State	213,561 6%	597,220 17%	279,666 8%
	25-49	50-64	65+
Male	10,444 17%	5,957 10%	4,155 7%
Female	11,938 19%	6,416 10%	5,746 9%
County	339,459 38%	154,350 17%	122,471 14%
State	1,294,651 38%	544,994 16%	484,692 14%

Totals: Male: 29,080 Female: 32,392 County: 887,208 State: 3,414,784

Business Profiles 2001

Sector	Firms	% of Total	Emp.	% of Total
Agriculture	136	2.8%	679	1.6%
Construction & Mining	416	8.6%	1,792	4.3%
Manufacturing	142	2.9%	1,774	4.2%
Transportation & Utilities	160	3.3%	3,121	7.5%
Trade	964	20.0%	7,722	18.5%
Finance, Insurance, Real Estate	695	14.4%	6,432	15.4%
Services	2,285	47.4%	18,988	45.4%
Government	18	0.4%	1,343	3.2%
Total	4,816	100.0%	41,851	100%



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