

## **Investment Considerations**

1. 18 Grigg Street is a 7,500 SF lot near the bottom of Greenwich Avenue in Greenwich, CT in zone CGB which consists of a 1,500 SF farm house built in the 1850's. The Greenwich Municipal Code Section 6-20S(b) triple asterisk states that if the Greenwich Historic District Commission ("HDC") determines the farmhouse to be of historical merit or a significant element of the streetscape, the HDC can support the Owner before Greenwich Planning & Zoning to receive additional floor area ratio from 30% to 90% maximum floor area.
2. On January 10, 2018, Core Home Downtown LLC ("CHD") received approval from HDC to restore the existing farm house by removing its dependencies, removing the chimney, relocating the house 6 feet to the west, constructing a new foundation to be faced using sliced reclaimed brick. rebuilding the roof and cladding it with wood shingles and changing the gutters to simple half rounds. For this restoration, HDC supports the addition of a three story brick Georgian town house and courtyard behind the farmhouse.
3. CHD prepared existing and proposed site plans. elevations and architectural details for the HDC approval and assumed a single family townhouse with 3-car garage and office space in the farmhouse.
4. CHD has prepared detailed architectural floor plans and interior elevations for structural engineering review.
5. CHD has had preliminary meetings with Planning & Zoning.
6. CHD has performed asbestos abatement on the existing farmhouse.
7. CHD has removed all lathe, plaster, and lead paint from the interior of the farmhouse in preparation for the restoration.
8. Limestone banding for the proposed Townhouse is on site.
9. CHD has erected a privacy and security construction fence. with double swing gates on the perimeter of the site, cleared all shrubs and trees. and installed a new locking mailbox.
10. CHD has turned off all utilities to the property except for a temporary hose bib.
11. The proposed plans would provide a total of 7,987 SF with a 935 SF roof deck.