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## New condos echo Tudor style

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**MARIEMONT** - By October, Mariemont's historic town square is expected to see its newest installment of gabled rooftops and timber-framed buildings.

Work is under way on Jordan Park, a 27-unit condominium development on Miami Road which promises to deliver the same Tudor-style architecture that has defined Mariemont since the 1920s.

Last year, Mariemont's distinct and historic architecture, developed in 1921 by Cincinnati philanthropist Mary Emery, landed the village a designation as a National Historic Landmark.

From the aesthetics of the National Exemplar and surrounding storefronts to the layout of the village green, homes and schools, much of Mariemont remains as it was more than 80 years ago.

For developer Richard Greiwe, of Greiwe Development Group, it was the village's history and mature market that inspired him to pursue the \$17 million Jordan Park.

"If you look at Mary Emery's original plans, there are large portions of it that were never realized, including an additional residential piece along Miami," Greiwe said. "This is a community that is so unique and is a model for a lot of the new urbanism movements that we see all around the country. Here, though, we have the real thing, which is a great asset."

To ensure that Jordan Park's exterior maintains the community's distinct architecture, Greiwe hired Cincinnati-based Cole + Russell Architects.

Mariemont resident and Cole + Russell's project architect Sari Lehtinen helped lead the design efforts.

"Rick's thought was to take one of these pieces from Emery's original plan that didn't actually get built and try to make it a central part of Mariemont," Lehtinen said. "Together we studied the plan, and took some clues from the neighborhood and then the design took off."

As part of their research, Greiwe and Lehtinen consulted Millard Rogers, former director of the Cincinnati Art Museum and author of the book "John Nolen in Mariemont: Building a New Town in Ohio."

The book details the work of Nolen, a nationally known town planner whom Emery hired to execute Mariemont's design.

"There are two reasons that much of the original plan never got developed," said Rogers, who has purchased a condo at Jordan Park. "Mrs. Emery died in 1927, and then the Depression hit in 1929 and wiped out the expansion that would have run up Miami and Madison."

The development is expected to be finished by October, Greiwe said. Floor plans range in size from 1,200 square feet up to 3,000 square feet. Prices begin at \$435,000 and go as high as \$950,000. While condos will have upscale, modern amenities inside, the development's exterior will carry on Mariemont's Tudor façade, highlighted by wood-frame and stone work.

To date, about 50 percent of the condos have been sold, and despite the sluggish housing market, Greiwe said

he anticipates sales to remain robust.

"So far we've drawn buyers not only from Mariemont, but from Indian Hill, Terrace Park and Loveland," he said. "We think this is a unique product that is attractive to those who want to continue living in this area, but no longer want the maintenance of a yard and large home."

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