

### HISTORICAL/ARCHITECTURAL INFORMATION

1. Historic name of property (in the case of homes, the property usually is identified with the full name or last name of the original owner, e.g., The Adella Prentiss Hughes House, The Schroeder House, etc.):

The Victorian

2. Date(s) of construction (creation) or additions/alteration; please include source of information (deed, building permit, title abstract, blueprints, book, etc.): August 31, 1969

Main Dealer article; We have a full set of blueprints in the bldg. & original documents from W. Sweeney's at Properties Development Co.

3. Architect(s)/designer(s) or artist (include source of information): Irving Robinson;  
O.J. Hanahan, interior design of model & bldg.  
floor plans. Bldg's available in data collected in  
our research.

4. Are archival photographs of this property available? ☒ Yes ☐ No

If so, where? Available as attachments; originals stored  
in our Bldg.

5. Please include additional background information pertinent to this nomination, including, but not limited to, former owners, people, events, organizations, activities and anecdotal material. Try to include sources of information. (Use additional paper, if necessary.)

See attachment



### CONSENT OF OWNER(S) FOR LANDMARK DESIGNATION

Pursuant to Chapter 143 of the Codified Ordinances of the City of Cleveland Heights, the undersigned owner(s) of the property, place or work of art identified in this nomination form consent to the designation of the property, place or work of art – upon approval of the Landmark Commission and recommendation by the Planning Commission – as a Cleveland Heights Landmark.

Owner \_\_\_\_\_

Date \_\_\_\_\_

Owner \_\_\_\_\_

Date \_\_\_\_\_





CONDOMINIUM ASSOCIATION  
3701 Mayfield Road • Cleveland Heights, Ohio 44121

Dear Owner,

May 1, 2022

The Cleveland Heights Landmark Commission believes that The Victorian is eligible to be designated as a historic landmark. **In order to proceed with the nomination, greater than 50% of the owners need to vote in favor of becoming a local landmark.**

Further information regarding the significance of landmark designation can be found at:

- [www.clevelandheights.com/403/Landmark-Commission](http://www.clevelandheights.com/403/Landmark-Commission)
- virtual meeting 05/03/2022, 5 pm. Notice of Public Meetings, April 23, 2022; mailed to Owners at the Victorian and posted in our mailroom
- presentation and Q & A by Landmark Commission 05/10/2022, 4 pm in Party Room of the Victorian

A ballot is included with this mailing. Please detach the ballot below and **deposit in the box behind the Mailroom door, prior to the Annual Meeting 05/16/2022 at 7 pm.** Ballots will be counted, and results announced at the Annual Meeting.

**We look forward to seeing you at the May 10 presentation in The Victorian Party Room.**

Sincerely,

The Victorian History Committee,

Cathy Whelan, Chairperson; Joni London; Judy and Joe Erlichman; Marlene Rink; and Rosemary Lann, President & Board liaison, The Victorian Condominium Association

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**DESIGNATION OF THE VICTORIAN AS A CLEVELAND HEIGHTS LANDMARK**

Unit # \_\_\_\_\_ Unit Owner(s) \_\_\_\_\_  
(Please Print) (Please Print)

To The Victorian Condominium Association Board of Directors:

I/We, the Unit Owner(s) of the Victorian Condominium Unit identified above, appoint, and authorize the Board of Directors as my/our Proxy, to cast my/our vote in reference to the designation of The Victorian as a Landmark by the Cleveland Heights Landmark Commission:

IN FAVOR \_\_\_\_\_ AGAINST \_\_\_\_\_

\_\_\_\_\_  
Signature of Unit Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Unit Owner (If co-owned, both Unit Owners should sign.)

\_\_\_\_\_  
Date

If only one Unit Owner signs, they state that they represent the entire vote of the Unit.)

Briefly state why The Victorian should be designated as a Cleveland Heights Landmark. **ITEM # 3**

In reviewing articles and resources pertaining to the hallmarks of well-designed buildings, these three criteria remain as a sound basis for judging architecture:

- A. Commodity - buildings should be fit for the purpose for which they were designed.
- B. Firmness - they should be soundly built and durable.
- C. Delight - they should be good-looking; their design should please the eye and the mind.

The Victorian, built in 1971 by the Properties Development Company consists of 50 luxury condominiums. Well-known local architect, Irving Robinson designed the building under the direction of Will Sukenik and Irving Fine, principal partners of Properties Development Company. It is the first apartment building in Cleveland Heights to be built as condominiums.

The developers clearly had the hallmarks of well-designed buildings in mind when they embarked on their project. In planning, The Victorian began as “a remarkable concept in gracious living” and when completed their driving concept was brought to elegant fruition. It was named The Victorian in honor of the gracious living of that era, one of warmth, elegance, spaciousness, and excellence matched by few buildings anywhere. Its contemporary architecture incorporated traditional features to create a sense of timelessness:

- An exterior of superior solid sandstone ( a particularly distinctive sandstone identified as Berea Sandstone) and brick craftsmanship along with private, recessed balconies.
- Landscaping throughout the grounds.
- A dramatic entrance under a majestic marque surrounded by sunken gardens.
- A magnificent two story lobby with a stunning Strauss crystal chandelier hanging in the lobby. It is graced with an elegantly and a tastefully designed Victorian decor including white marble floors and a fireplace.
- Ornate iron works on the balcony overlooking the lobby.

- Soundproofing between floors and walls.

Common areas encourage residents' social gatherings and promote ease of mind and comfort:

- Golfing on putting greens in the interior courtyard
- Party Room, including catering facilities and game tables
- Library
- Large sundeck for rooftop activities
- Billiards Room
- Heated indoor garages with car wash services
- Building maintenance staff
- Closed circuit television security system
- Two elevators
- Uniformed door man

Each custom luxury unit possesses spacious layouts with all the newest features on the market in modern conveniences and craftsmanship, such as two complete bathrooms including a Jacuzzi tub and a subtly disguised laundry off the end of the kitchen. A

homemaker's dream is the kitchen with handcrafted cabinets, built-in blenders, and the latest in appliances. Adding to even more atmosphere of distinctive living is a wall of handsome glass panels leading to a balcony. The classic lines in each condominium provide a lovely setting for any period or style of furniture.

The developers designed The Victorian as a home "...where you will leave your heart. A place to live, relax, entertain, and enjoy all the recreational, social, and convenient facilities this fine location has to offer." They regarded it as a "condomaximum."

In 1971, condominiums were a new concept for home ownership and Will Sukenik and Irving Fine invited potential buyers to "Try Before You Buy." This program let people live in a suite for as long as two years before completing the purchase transaction.

Today, fifty years plus, The Victorian continues to reflect their concept of gracious living and remains as a contemporary upscale design of a one-of-a-kind unique building. Through guidance by its Boards of

Directors, implementation of its by-laws, accountable budgeting, and the establishment of various studies and committees, The Victorian has seen improvements made for preserving its integrity and will continue to insure its legacy of gracious living for future generations.

# Buy-Suites Due in Heights

Plans have been announced for a new 50-unit luxury condominium building in Cleveland Heights. It is to be on Mayfield Road at the corner of Inglewood Road, opposite the north-easterly entrance to Severance Shopping Center.

Ground breaking has been scheduled within 30 days by Properties Development Co. of Cleveland, headed by Will Sukenik, Irv Fine and Ralph Robins.

The same developers are now completing Lafayette Villa, a town house and garden apartment complex, in Mentor. Over the last 20 years, they have built several thousand custom homes and luxury apartments.

**THE CONDOMINIUM**, to be known as The Victorian, will have units in the \$45,000 to \$50,000 class. Architect is Irving D. Robinson. There will be one, two and three-bedroom units, fully paneled family rooms with beamed ceilings and two full baths.

The builders said the living room for each suite would feature a full glass wall leading to a 20-foot recessed private balcony.



LUXURY CONDOMINIUM to be built in Cleveland Heights.

The building is designed in two separate wings, each having its own garage entrance and a separate elevator.

The main entrance is to

have a dramatic design, said the developers, surrounded by canopy-covered sunken gardens leading to an unusual two-story lobby.

The developers added that

"we prefer to call this a 'condomaximum' because it provides the ultimate in living comfort without the obligations of traditional home ownership."

## HISTORICAL/ARCHITECTURAL INFORMATION Item # 5

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The property is situated at the South East corner of the Inglewood Historic District. It is a remnant of the land owned by Charles Lathrop Pack that abutted the Old Plank Road that connected Cleveland Hts. to downtown Cleveland. Charles L. Pack lived in Cleveland from 1871 to the early years of the 20<sup>th</sup> century. Pack was a wealthy third generation timberman, with investments in timber, banking and real estate. He was the principle organizer of the Victory garden movement in World War I, a world famous philatelist with a published collection of stamps featuring Queen Victoria, and a pioneer in forest conservation and forestry education.

The properties across the street would have been the Milliken and Severance estates. These were sold for development of Severance Center (mid 60's), referred to as the first indoor shopping mall in the U.S. Developers, Will Sukenik, Irv Fine, and Ralph Robins of Properties Development Co., bought land for the condominium complex in 1968 from Euclid Avenue Christian Church of Cleveland. The Congregation had purchased the land in 1955 for a new church and space for parking. The land was once owned by John L. Severance, circa 1934-1955; an earlier owner of the property was Charles L. Pack. The Victorian was built on this remaining remnant of Pack's land, and is the first condominium constructed in Cleveland Hts. The proximity to the new mall with its upscale shopping and dining, anchored by Cleveland historic Higbee and Halle department stores, made this property a highly desirable location for new housing in 1971.

Today the property is best known by reputation as one of the best kept secrets in Cleveland Hts. People tell us they drove past for years and never saw the building! I attribute this to the traffic pattern on busy Mayfield Road and the now mature plantings on the property.

See attached Biographical information.