



LANDMARK COMMISSION

April 6, 2026

FILE NUMBER: COA-26-000076
LOCATION: 300 E Colorado Blvd
STRUCTURE: Contributing

PLANNER: Christina Pares
DATE FILED: February 19, 2026
DISTRICT: Lake Cliff (H-84)
ZONING: PD-468

APPLICANT: Bruktawit Kebede

REPRESENTATIVE: N/A

OWNER: City of Dallas

REQUEST(S):

A Certificate of Appropriateness to install two (2) bilingual interpretative signs at Lake Cliff Park.

STAFF RECOMMENDATION:

That the request for a Certificate of Appropriateness to install two (2) bilingual interpretative signs at Lake Cliff Park be approved in accordance with drawings and specifications dated 4/6/2026 with the finding of fact that the signs will not have an adverse effect on the district. The proposed work is consistent with preservation criteria Section 11 and/or the Secretary of the Interior's Guidelines for Setting (District/Neighborhood).

TASK FORCE RECOMMENDATION:

That the request for a Certificate of Appropriateness to install two (2) bilingual interpretative signs at Lake Cliff Park be approved.

BACKGROUND / HISTORY:

RELEVANT PRESERVATION CRITERIA:

1. Lake Cliff Historic District (H-84); Ordinance No. 23328
2. Secretary of the Interior's Standards/Guidelines for Setting (District / Neighborhood)
 - **Recommended:** Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.
 - **Not Recommended:** Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished.

- **Not Recommended:** Introducing a new building or landscape feature that is visually or otherwise incompatible with the setting's historic character (e.g., replacing low metal fencing with a high wood fence).
- **Not Recommended:** Removing a character-defining feature of the building or landscape from the setting that is unreparable and not replacing it or replacing it with a new feature that does not match.

3. City Code Section 51A-4.501(g)(6)(C)(i):

*The landmark commission must grant the application if it determines that:
(i) for contributing structures, the proposed work is compatible
with the historic overlay district.*

LOCATION MAPS
300 E Colorado Blvd
Source: Google Map



ATTACHMENTS:

- **Task Force Recommendation Form**
- **Current Drawings**

**TASK FORCE
RECOMMENDATION(S)**

TASK FORCE RECOMMENDATION REPORT
Winnetka Heights and Lake Cliff Historic Districts

DATE: 3/12/2026
TIME: 4:00 p.m.
LOCATION: Hybrid Virtual/2922 Swiss Ave

Applicant Name: Bruktawit Kebede
Address: 300 E Colorado Blvd
Request Type: CA

Request: Install historic info signs - Lake Cliff Park

Recommendation:

Approve Approve with conditions Deny w/o prejudice Deny

Comments: _____

Task force members present:

Christine Escobedo Alfred Pena (Vice-chair)
 Mia Ovcina Troy Sims
 ~~Gaitlin Parish~~ Michelle Walker (Chair)

Ex Officio staff members present: Christina Paress

Quorum: Yes No (four makes a quorum)

Maker: Michelle 2nd: Christine
FOR: all AGAINST: —

Basis for opposition:

**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

INTERPRETIVE SIGNAGE DESIGN

Crape Myrtle Garden

From Roses to More Resilient Blooms



A deep pink Crape Myrtle is one of many varieties planted here. How many can you spot as you walk through the garden?

Un crespín rosa intenso es uno de las muchas variedades plantadas aquí. ¿Cuántos puedes encontrar en el jardín?

1910
The original rose garden of Lake Cliff Park.
1910 2017 (before renovation)
Antes de la remodelación. Durante el primer siglo de la historia de Dallas, el jardín de rosas original de Lake Cliff Park.
1910 2017 (before renovation)
Antes de la remodelación. Durante el primer siglo de la historia de Dallas, el jardín de rosas original de Lake Cliff Park.



THEN

This garden began as formal rose beds in 1935 funded by the Oak Cliff Society of Fine Arts. Over time, a viral plant disease, rose rosette, destroyed the garden.

NOW

In 2017, the Friends of Oak Cliff Parks, with help from Dallas County Master Gardeners, designed and replanted this historic garden. Among the new plantings were 26 varieties of Crape Myrtles (*Lagerstroemia* spp.). These colorful, long-lasting trees are well adapted to Dallas' hot summers, which makes them much easier to care for.

Garden Insight

Well-Adapted Plants

Plants suited to the local climate are more drought-tolerant and need less water, fertilizer, and care.

Jardín demostrativo de crespones

De rosas a flores más resistentes

ENTONCES

Este jardín comenzó formalmente como cama de rosas en 1935, fundado por la Sociedad de Bellas Artes de Oak Cliff. Con el tiempo, una enfermedad viral de las plantas, la roseta del rosal, destruyó el jardín.

AHORA

En 2017, los Amigos de Oak Cliff Parks, con la ayuda de los Dallas County Master Gardeners, diseñaron y replantaron este jardín histórico. Entre las nuevas plantas se encuentran 26 variedades de crespón (*Lagerstroemia* spp.). Estos árboles coloridos y duraderos están bien adaptados a los veranos calurosos de Dallas, lo que hace que sean mucho más fáciles de cuidar.



SOUTHWEST'S GREATEST PLAYGROUND

In 1916, businessman Charles Mangoff and his partners purchased 74 acres at East Boulevard and Colorado Avenue to create what they called "The Southwest's Greatest Playground."

Built along the western line to bring visitors across the river from Dallas, Lake Cliff became a major destination for the region. The park included an amusement ride, gardens, theaters, a skating rink, and a grand bathhouse, all electrically lit by one of the city's earliest displays of outdoor electric lighting.

A FLOOD OF CHANGE

In 1935, nearly 10 inches of rain fell over several days, causing the Trinity River to crest at 52 feet, one of the worst floods in Dallas history. The catastrophic isolated Oak Cliff, washing out every bridge to downtown and submerging the structure below the water level in Lake Cliff Park.

Attendance at the amusement park fell sharply, causing significant financial strain. As a result, Charles Mangoff sold 44 acres to the City of Dallas for \$55,000 in 1934.

NEW KIND OF FUN

As the amusement rides disappeared, Lake Cliff shifted from recreation to everyday recreation and became one of Dallas' earliest public parks.

In 1923, the city built Dallas' first public swimming pool at Lake Cliff Park. Measuring 402 feet long and 150 feet wide, it featured a sandy beach and bathhouses with showers and lockers. For decades, people from all across Dallas gathered here to swim until the pool closed in 1958 due to its age and maintenance demands.

THE PARK TAKES ROOT

During the 1930s and 1940s, Works Progress Administration (WPA) projects transformed Lake Cliff into the park Dallas knows today, adding stone terraces, walkways, and the beloved Rose Garden.

In the decades that followed, Lake Cliff became a cornerstone of Oak Cliff's park system, serving as a place for recreation, gathering, and connection. Through ongoing care and restoration, it continues to serve today as a cherished community landmark for future generations.



Attachment maps and previous buildings removed are shown in Lake Cliff in this historic photograph.

Attachment is a portion of previous maps of Lake Cliff Park and is not intended to be used as a legal document.

BEAUTIFUL LAKE CLIFF
"THE GREATEST AMUSEMENT PARK IN THE SOUTHWEST" "IT'S IN DALLAS"

Lake Cliff Park

From Grand Amusement Park to Beloved Neighborhood Park

Imagine Then and Now

Con imagina entonces y ahora. ¿Puedes encontrar las mismas cosas en el parque hoy?

Imagina Entonces y Ahora

¿Puedes encontrar las mismas cosas en el parque hoy?

Parque Lake Cliff

De Gran Parque de Diversión a Querido Parque del Barrio

EL PARQUE DE JUEGOS MÁS DESTACADO DEL SUROESTE

En 1916, el empresario Charles Mangoff y sus socios compraron 74 acres en East Boulevard y Colorado Avenue para crear lo que llamaron "El parque de diversiones más grande del suroeste."

Construido a lo largo de la línea del ferrocarril para traer visitantes desde Dallas a través del río, Lake Cliff se convirtió en un lugar favorito de la región. El parque incluía un parque de diversiones, jardines, teatros, un patinador y un gran baño eléctrico, todo iluminado por una de las primeras exhibiciones de luz eléctrica al aire libre en la ciudad.

UNA INUNDACIÓN DE CAMBIO

En 1935, casi 10 pulgadas de lluvia cayeron durante varios días, haciendo que el río Trinity alcanzara los 52 pies, una de las peores inundaciones en la historia de Dallas. La catástrofe aisló a Oak Cliff, destruyendo todos los puentes hacia el centro y sumergiendo los edificios que estaban verticales al parque Lake Cliff.

La asistencia al parque de diversiones debió cesar, lo que provocó una importante presión financiera. Como resultado, en 1934, Charles Mangoff vendió 44 acres a la ciudad de Dallas por \$55,000 dólares.

UNA NUEVA FORMA DE DIVERSION

Como los juegos de diversiones desaparecieron, Lake Cliff pasó de ser un lugar de recreación a un lugar de recreación cotidiana y se convirtió en uno de los primeros parques públicos de Dallas.

En 1923, la ciudad construyó el primer piscina pública de Dallas en el Parque Lake Cliff. Con 402 pies de largo y 150 pies de ancho, contaba con una playa de arena y baños con duchas y lockers. Durante décadas, personas de todo Dallas se reunieron aquí para nadar, hasta que la piscina cerró en 1958 debido a su antigüedad y a los altos costos de mantenimiento.

EL PARQUE ECHA RAÍCES

Durante los años 30 y 40, los proyectos de la Works Progress Administration (WPA) transformaron Lake Cliff en el parque que Dallas conoce hoy, al añadir terrazas de piedra, senderos y el querido jardín de rosas.

En las décadas siguientes, Lake Cliff se convirtió en un pilar del sistema de parques de Oak Cliff, al servir como un espacio para la recreación, el encuentro y la conexión comunitaria. Gracias al cuidado continuo y a los esfuerzos de restauración, hoy continúa prosperando como un apreciado referente comunitario para las generaciones futuras.

THE GREAT PLAYGROUND

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“From Grand Amusement Park to Beloved Neighborhood Park”.

Enhanced for realism with AI



“Crape Myrtle Garden”

TECHNICAL SPECIFICATION & CONSTRUCTION

Pedestal & Post Specs

- Material: 3"x 3" Aluminum posts
- In-Ground Mount: 54" total post length for deep concrete anchoring.
- Surface Mount: 32" post length for installation
- Ergonomics: Panels are mounted at a 45° angle

Panel Inventory

- 30" x 18" (Crape Myrtle Garden")
- 42" x 18" (From Grand Amusement Park to Beloved Neighborhood Park)

Access pad

- 30" (along path) x 48" (perpendicular to path) for 30" x 18" signage.
- 48" (along trail) x 60" (perpendicular to trail) for 42" x 18" signage.

