



Sprint. Find out if you can transfer your number to Sprint. **GO >**
 PCS from Sprint. The Clear Difference in Wireless.

December 17, 2003

- Home Menu
- Local News
- SportsDay
- Business
- ClassifiedCenter

- Business Home
- Automotive
- Columnists
- Personal Finance
- Personal Tech.

Business

Business | Personal Finance | Stocks / Quotes | Technology

Search

DallasNews.com
The Archives

SMALL BUSINESS RESOURCE CENTER

- > [Click here to get the first year fee-free](#)
- > [Get a decision in less than 60 seconds](#)



Cliff landmark will be redeveloped - again

Cliff landmark tower will overlook new development with views of downtown

on Tuesday, December 16, 2003

BY JEFFREY BROWN / The Dallas Morning News

The Cliff landmark soon may get a new look as luxury apartments and retail space are added to the building.

The 74-year-old Cliff Towers building at Zang and Colorado boulevards is scheduled to be converted into retail space and 142 apartments in a combination of renovation and new construction.

The project will cost \$15 million to \$20 million and is set to begin in six to eight months, according to developers who unveiled their plans Monday.



ISG Architecture

As shown in an artist's rendering, Cliff Towers will be accompanied by new, adjoining three-story buildings.

In recent decades, it had been used for seniors housing.

The original tower, which was built in the late 1920s as a hotel, will be reconfigured into 62 apartments. Eighty apartments will be built in adjoining

A partnership, including former Dallas assistant city manager Levi Davis and businessmen David Willis and Gary Sanders, has purchased the vacant red brick high-rise overlooking Lake Cliff Park and downtown Dallas.

- DatingCenter
- TicketCenter
- Other categories

Marketplace

- Newspaper ads
- Photo Store
- Front Page Store
- News Archive
- Services for newspaper subscribers

My DallasNews.com

- Register
- Account

2003 PICKUP TRUCK BUYING GUIDE **GO >**



information

- My-Cast Weather
- My-NetLink ISP
- My Specials Direct
- My home page
- My newsletters

three-story buildings.

"We are going to make the old building the focal point and do other units around it," said Mr. Sanders. "We are going to put the building back in its original form, and we are going to enhance it."

The development – renamed Renaissance on the Lake – will include a new parking garage and a retail addition with room for restaurants and a fitness center.

Planning

Mr. Sanders said the new owners have spent about eight months studying the project. He said surveys show the tower has only small amounts of toxic asbestos, which often plagues older buildings and causes high renovation expenses.

"Our engineer said it's the most structurally sound building he has ever seen," Mr. Sanders said.

ISG Architecture and Dwight G. Hartwick Architect have been hired to plan the project. And Precept Builders will be the general contractor.

"We started work on this project four years ago when another developer was looking at it," said Ken Killian, principal with ISG Architecture. "It's a fantastic location and a beautiful building to begin with."

A nursing home operator abandoned the building three years ago because of the need for costly repairs. It has been empty since.

Cliff Towers has remained virtually unchanged while the neighborhood around it has begun to redevelop.

"I have lived down the street and looked at this building for 17 years and wondered when its day would come," said Dallas Mayor Laura Miller who lives in Kessler Park. "You are going to get an amazing residential and restaurant project."

The developers plan to fund the deal with a combination of financing from GMAC Mortgage and public sector incentives.

The 12-story tower has a checkered past.

It went bust in 1926, before construction was finished. Three years later, investors E.W. Morten and Charles Mangold purchased it and spent two years completing it.

Mr. Mangold led efforts to build the Houston Street Viaduct connecting downtown and North Oak Cliff, where his new project was located.

Area revival

Cliff Towers operated as a residential hotel until the mid-1950s, when it was converted into a nursing home. The top floor of the building once housed the

studio for KLIF radio.

Sarah White, who has worked in the building for 30 years and still watches over the property, said the building had a cafeteria, a beauty salon and a recreation room on the 11th floor.

"I don't know if it's true, but they used to say that Bonnie and Clyde spent the night here when it was a hotel," Mrs. White said.


The area around Cliff Towers is enjoying a renaissance. Just across the street, developer JPI is finishing work on the second phase of its Jefferson at Kessler Park apartment community with more than 200 units.


E-mail stevebrown@dallasnews.com

Archives: More information on this or other topics from *The Dallas Morning News*.

Subscribe to *The Dallas Morning News*.

 [Printer Version](#)

 [Email to a Friend](#)

 [Discuss in Forums](#)

[Contact Us](#)

[Terms](#)

[Privacy updated](#)

[Advertising](#)

[Site Map](#)

[About Us](#)

©2003 Belo Interactive

Dallas Web Sites: [WFAA.com](#) | [TXCN.com](#) | [GuideLive.com](#) | [Community](#) | [CowboysPlus.com](#) | [AIDiaTX.com](#)

This site is best viewed with Internet Explorer 5.0 or higher.

OPEN

Small Business Network

My American Express

Business Dashboard

Apply

Rewards

Savings

Articles & Discussions

Get a
Recommendation
Compare Products
Financing Products



APPLY FOR CARDS & FINANCING

[Apply for the Business
Gold Card and get
your First Year Free](#)



I KNOW WHICH PRODUCT I WANT

You will receive a decision in less than a minute¹ when you apply online.

Look for the Express ApprovalSM logo on our applications.

Charge Cards- provide spending power with no pre-set limit².

[Apply](#)

[Learn More](#)

Credit Cards- provide the flexibility to pay over time or in full.

[Apply](#)

[Learn More](#)

Financing Products- help you manage longer-term debt.

[Apply](#)

[Learn More](#)

¹Express ApprovalSM is currently available for Cards.

²Purchases are approved based on a variety of factors, including account history, credit record, and personal resources.

FIND THE PERFECT PRODUCT

- > [Get a Recommendation](#)- Answer a few simple questions about your needs and get a personalized recommendation.
- > [Compare Products](#)- See product features and benefits side by side.
- > [Financing Products](#)- Obtain a loan, line of credit, or equipment financing.

MORE FOR CARDMEMBERS

Log in or register to:

- > [See Cards and products you're pre-qualified for](#)
- > [Order Cards for employees on your account](#)



View [Corporate Entities and Important Disclosures](#), [Web Site Rules and Regulations](#), [Trademarks](#), and [Privacy Statement](#). Copyright ©1995-2002 American Express Company. All Rights Reserved. Users of this site agree to be bound by the terms of the American Express Web Site Rules and Regulations.