

## Dallas Landmark Commission Landmark Nomination Form

### 1. Name

historic: Woodrow Wilson High School

and/or common: same

date: 1928

### 2. Location

address: 100 S. Glasgow Drive, Dallas Texas 75214

location/neighborhood: East Dallas

block: 1672 lot: all of land survey: Robert Moore tract size: approx. 6.5 acres

### 3. Current Zoning

R-7.5(A)

### 4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> residence
<input checked="" type="checkbox"/> site	<b>Public</b>	<b>Accessibility</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<b>Acquisition</b>	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> in progress	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> being considered	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other, specify

### 5. Ownership

Current Owner: Dallas Independent School District

Contact: William Cotton

Phone: 824-1620 ext 205

Address: 3700 Ross Avenue

City: Dallas

State: Texas

Zip: 75204

### 6. Form Preparation

Date: February 1990

Name & Title: Neighborhood Designation Task Force

Organization: Department of Planning and Development

Contact: Beth Hennessy

Phone: 670-4151

### 7. Representation on Existing Surveys

Alexander Survey (citywide)  local  state  national

H.P.L. Survey (CBD)  A  B  C  D

Oak Cliff

Victorian Survey

Dallas Historic Resources

Survey, Phase I  high  medium  low

National Register

Recorded TX Historic Ldmk

TX Archaeological Ldmk

Texas Historical Marker

#### For Office Use Only

Date Rec'd.: \_\_\_\_\_ Survey Verified: Y N by: \_\_\_\_\_ Field Check by: AL Positions Needed: Y N  
 Nomination: Archaeological Site Structure(s) Structure & Site District

**8. Historic Ownership**

original owner: Dallas Independent School District

significant later owner(s):

**9. Construction Dates**

original: 1928

alterations/additions: 1953, 1979

**10. Architect**

original construction: Roscoe P. DeWitt and Mark Lemmon

alterations/additions: 1953: Witchell, White &amp; Edwards with Mark Lemmon consulting

**11. Site Features**

natural:

urban design: Set on broad lawn in residential neighborhood

**12. Physical Description**

Condition, check one:

 excellent deteriorated unaltered

Check One:

 good ruins altered original site fair unexposed moved

(date: \_\_\_\_\_)

*Describe present and original (if known) physical appearance. Include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.*

Woodrow Wilson High School is a three-story building with a partial basement which sits in the center of a broad lawn, facing east on Glasgow Street, on a 6.5 acre lot bounded by Glasgow, Reiger, Covington and Paulus Streets. Constructed of a blend of red Ferris brick in a Flemish bond pattern with stone coping and window and accent trim, its symmetrical front facade reflects the Jacobean Revival architectural style. The original Jacobean architectural style was English Early Renaissance of the period 1603-1625, and was named for James I of England. This style is known for its symmetry in plan and elevation, elaboration of exterior decorative treatments, large rectangular windows, and balustrades used at terraces, entries and at the parapet. This style was first revived in England in the mid-nineteenth century for large residential mansions. During the late-nineteenth and early-twentieth centuries, the styles was often used for small- to mid-sized public buildings in the United States, but was not a dominant style in Dallas.

The plan is of a figure-eight design, with two inner courtyards which provided ventilation for the adjacent interior classrooms. The center portion of the Glasgow Street facade projects slightly, and is treated quite decoratively with variegated Bedford and Indiana stone trim at the window sills, head and jamb, entry arches, corner quoins, balustrades and coping at the roofline. The building has two main entries located to the sides of this projection; each entry is flanked by large articulated stone columns with grey Tennessee marble steps and corresponds to a pair of large open stairs inside the building. Located over each of these two entries are projecting bay windows at the second and third stories with metal casement windows; most with leaded muntins. In this center portion of the facade, the windows at the first and second stories appear larger than the rest, but this is only an illusion due to their stone trim. However, the windows at the third story are several feet taller than on the other levels and have a nine-over-twelve pane configuration.

The original wall-mounted metal exterior light fixtures have remained at the main and secondary entries.

The remainder of the Glasgow Street facade as well as the facades along Reiger, Covington and Paulus Streets are of a simpler design which complements the more decorative main entry area

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along Glasgow Street. These exterior walls have broad expanses of red brick with stone used only at the window sills and as horizontal banding at the roof line and ornate coping at the parapet.

The original wood double-hung windows remain and are arranged in groups of three, divided by heavy wood mullions, with nine-over-nine pane configuration. These windows have brick sills and a soldier course above each grouping. Centered above each grouping of windows is a false scupper made of stone. The Reiger and Covington Street facades each have two secondary entries into the building. These entries are scaled-down versions of the main entries, with stone arches over the doors, stone balustrades at the second story, and stone coping at the parapet and roofline.

The rear or Paulus Street facade is the rear of the building and is minimally articulated. There are ten, wood double-hung sash windows on the recess of this facade. These windows are paired with exterior brick pilasters between each pair. The flue for the central plant is located on this facade.

The interior of the school is significant, with several unique features. A large three-story auditorium, which seats approximately 1200, is accessible from each of the three stories. It is located in the center of the building with its two sides facing the two courtyards. On these exterior walls are large metal awning windows which are also operated by a crank mechanism. Curtains also cover these windows so that light can be controlled while the auditorium is being used. The stage has a fly loft for the use of the students.

Another unique feature is that the cafeteria is located on the third floor and has windows on three sides providing for a light and airy space. This was the first DISD school to have the cafeteria located off the basement or first floor.

The four internal stairways within the building are still used as the main means of circulation throughout the building. These are open to the corridors and also face the courtyards. The stairs have metal awning windows on the courtyard side which provide much light. These four stairways occur in pairs, side-by-side, and have wrought iron railings with wood handrails. The walls of the interior halls are clad with beige-brown Herringbone tile, made by Merwin Manufacturing Co., Erie, Pennsylvania.

Several additions and modifications have been made to the building since its original construction in 1928. The first addition was that of a new gymnasium and accompanying locker areas and classrooms in 1953. This addition, located on the northeast side of the school, is also of red brick with large expanses of metal awning windows and stone sills. The facades have exterior brick pilasters between the windows. Stone is also used at the roofline and parapet coping. In 1971 air-conditioning was added to the school which resulted in a minor addition to the rear of the school and modifications to the school's Central Plant, located in the basement. It was at this time that acoustical ceilings were added to the facility. The building's second major addition was made in 1979 with the construction of the Fine Arts Department wing. This addition is also of red brick with fixed, horizontal tinted windows on the portion of the addition near Covington Street. Stone was also used at the parapet coping. The glass connections for the original building to this wing and to the original gymnasium were made at this time.

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Temporary metal classroom buildings have been placed adjacent to the building on the south side at Covington Street. A metal covered walkway extends from the east secondary entry at this facade to connect these temporary buildings to the main building.

Also on the site is the J.L. Long Middle School, built in 1933, as well as parking lots, and open playing and sports fields. The two schools are physically separated by a chain-link fence. Single-family homes surround the school on Covington, Reiger and a portion of Glasgow Streets. These homes are one-story bungalows built in the 1930s and 1940s. Newer multi-story condominiums and apartments are located on the Paulus Street facade. Randall Park is across Glasgow Street from the east facade and main entry of the school.

### **13. Historical Significance**

*Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.*

The Woodrow Wilson High School remains today as an excellent example of a style of architecture not often used in Dallas. Constructed in 1928, the school represents a period of rapid growth in Dallas' population and development. Boasting a list of nearly 24,000 graduates, Woodrow Wilson High School continues to serve as a visual as well as cultural landmark in east Dallas.

During the first quarter of the twentieth century, East Dallas experienced a dramatic growth in population. The Dallas Board of Education recognized the need for more schools to accommodate this growing population and determined to build the Woodrow Wilson High School, Dallas' seventh high school. The board readily accepted the name of Woodrow Wilson after the suggestion by board Vice President Alex W. Spence.<sup>1</sup> The school was built on property in East Dallas that was originally part of a 171 acre tract of land bought by W.G. Randall in 1883<sup>2</sup>. The board had purchased some of this land in 1924 from Randall's estate.

Architects for Woodrow Wilson High School were Roscoe P. DeWitt and Mark Lemmon. DeWitt (1894-1975) is credited with several commissions in Dallas as well as elsewhere in the United States. In Washington, D.C., DeWitt was responsible for the Library of Congress, the east front extension of the Capitol, and the James Madison Memorial. In the Dallas area, DeWitt designed the Parkland, Presbyterian, and St. Paul Hospitals.

Mark Lemmon (1889-1975) came to Dallas in 1919 after graduating from the University of Texas/Austin in 1912 and Massachusetts Institute of Technology in 1916. He worked in Hal Thompson's office for two years before establishing a practice with Roscoe DeWitt. During this period with DeWitt, Lemmon designed the Sunset High School (1926), many projects at Southern Methodist University, and the main sanctuary for Highland Park Methodist Church (1927). DeWitt and Lemmon dissolved their partnership in 1927. Lemmon went on to design the first education building for Highland Park Presbyterian Church (1927), the Cotton Bowl (1929), the Third Church of Christ Scientist (1930), the Tower Petroleum Building (1930), Boude Storey Junior High School (1932), Cokesbury Book Store (1937), and Alex Spence Junior High School (1939). For the Texas Centennial Exposition, Lemmon designed the Museum of Natural History (1935), and the Great Hall and Hall of Heroes in the Hall of State.<sup>3</sup>

Woodrow has had six principals in its first 60 years.<sup>4</sup> G.L. "Pop" Ashburn came from Bryan Street High School where he was teacher and principal for 13 years. His tenure of 28 years established many traditions for the East Dallas school. He retired in 1961 and died in 1971. In 1956 Dalle Douglas began a four year term as principal. He had previously served as assistant principal at Woodrow and Superintendent of the Pleasant Grove Independent School District. C.C. Smith had served in schools across Texas and was the principal at Robert T. Hill Junior High School prior to becoming principal at Woodrow from 1960 to 1963. Paul M. Harris was principal at Lakewood Elementary School and J.L. Long Junior High School before he served as principal at Woodrow. His years were from 1963 to 1971, when he retired. In 1971 Wayne Pierce became principal. Mr. Pierce coached in Mt. Vernon, Texas, and at Hillcrest High School in Dallas. He was assistant principal at Woodrow and Comstock and principal at Fred Florence Junior High

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<sup>1</sup>Dallas Independent School District Board of Education Minutes, Vol. 16, p. 137.

<sup>2</sup>Dallas County Deed Records, Vol.59, p. 81.

<sup>3</sup>"A Texas Fifty," *Texas Architect*: 39, no. 6 (November/December 1989), p. 60.

<sup>4</sup>*Woodrow Wilson Review*, May 12, 1979, p. 4.

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School before serving for 16 years as Woodrow's principal and retiring in 1987. Robert L. Giesler who had formerly been principal at J.B. Kimball and Greiner Middle School, became principal in 1987.

There are many graduates of Woodrow Wilson High School who later came into local, state and national prominence. Several graduates later went on to become mayors: Wallace Savage and Jack Evans in Dallas; Joel T. Williams, Jr. in University Park; Jack Harvard, in Plano; W.B. Strange, in Richardson; and Kenneth M. Dorset in Winnsboro. The list of graduates also includes: Heisman Trophy recipients Tim Brown and Davey O'Brien; Jim Collins, former U.S. Representative; Dennis Copeland, Pulitzer Prize winning photo-journalist; Trammell Crow, builder and developer; rock musicians Steve Miller, and Dusty Hill of ZZ Top; George Joseph Schepps of Schepps Diaries; and Merrill Rowland Wolfe, Olympic Gold Medalist.

**Designation Merit**

<p><b>A.</b> Character, interest or value as part of the development, heritage or cultural characteristics of the City of Dallas, State of Texas or the United States. <span style="float: right; text-align: center;"><u>  X  </u></span></p>	<p><b>H.</b> Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. <span style="float: right; text-align: center;"><u>  X  </u></span></p>
<p><b>B.</b> Location as the site of a significant historical event. <span style="float: right; text-align: center;"><u>      </u></span></p>	<p><b>I.</b> Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. <span style="float: right; text-align: center;"><u>      </u></span></p>
<p><b>C.</b> Identification with a person or persons who significantly contributed to the culture and development of the city. <span style="float: right; text-align: center;"><u>  X  </u></span></p>	<p><b>J.</b> Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. <span style="float: right; text-align: center;"><u>  X  </u></span></p>
<p><b>D.</b> Exemplification of the cultural, economic, social or historical heritage of the city. <span style="float: right; text-align: center;"><u>  X  </u></span></p>	<p><b>K.</b> Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. <span style="float: right; text-align: center;"><u>      </u></span></p>
<p><b>E.</b> Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. <span style="float: right; text-align: center;"><u>  X  </u></span></p>	<p><b>L.</b> Value as an aspect of community sentiment or public pride. <span style="float: right; text-align: center;"><u>  X  </u></span></p>
<p><b>F.</b> Embodiment of distinguishing characteristics of an architectural type or specimen. <span style="float: right; text-align: center;"><u>      </u></span></p>	
<p><b>G.</b> Identification as the work of an architect or master builder whose individual work has influenced the development of the city. <span style="float: right; text-align: center;"><u>      </u></span></p>	

**Recommendation**

The Designation Task Force requests the Landmark Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 51 and Chapter 51A, Dallas Development Code

Further, the Designation Task Force endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the Department of Planning and Development

Date:

*Mamie McKnight*  
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 Mamie McKnight, Chairman  
 Neighborhood Designation Task Force

*Beth Hennessy*  
 \_\_\_\_\_  
 Beth Hennessy, Urban Planner  
 Historic Preservation

## 14. Bibliography

- Dallas County Deed Records, Records Building, 500 Main Street, Dallas, Texas.  
Dallas Independent School District. Board of Education Minutes.  
Clipping File, Dallas Public Library.  
Emrich, Ronald P. "Dallas Historic Resources Survey." Urban Prospects. 1985.  
Fletcher, Bannister. A History of Architecture in the Comparative Method. New York: Scribner's Sons, 1963.  
Ramsey, Charles George and Harold Reeve Sleeper, ed. Architectural Graphic Standards. 6th Ed. New York: John Wiley & Son, Inc. 1970.  
Saxon, George D., ed. Reminiscences: A Glimpse of Old East Dallas. Dallas: Dallas Public Library, 1983.  
Schiebel, Walter. Education in Dallas: Ninety-two Years of History, 1874-1966. Dallas Independent School District. 1966.  
Scrapbook, Parent Teachers Association, Woodrow Wilson High School Archives.  
"A Texas Fifty." Texas Architect: 39, no. 6. November/December 1989. pp. 33-81.  
Woodrow Wilson Review, May 12, 1979.

## 15. Attachments

District or Site Map  
 Site Plan  
 Photos (historic & current)

Additional descriptive material  
 Footnotes  
 Other: \_\_\_\_\_

## A P P E N D I X

### Preservation Criteria:

~~BOOKER T. WASHINGTON SCHOOL~~ *WOODROW WILSON HIGH SCHOOL.*

Renovations, repairs, new construction and maintenance to the building and site shall conform to the following guidelines and be approved through the Certificate of Appropriateness process.

Preservation and restoration materials and methods shall conform to those defined by the Preservation Briefs published by the United States Department of the Interior as listed herein unless specifically noted otherwise in these Criteria.

#### 1. Site and Site Elements

- 1.1 No new structures will be allowed in the areas designated as "No-Build Zones" on the attached site plan.
- 1.2 Only the original building as indicated on the attached site plan shall be considered historic and protected by these Criteria. Other structures on the site may be removed or altered without Commission review or approval except where such alterations affect the protected structure or fall under the requirements of other parts of these Criteria (i.e., New Construction or "No-Build Zones").
- 1.3 New construction within the "Height Limit Zone" indicated on the attached site plan shall be limited in height not to exceed that of the original building.
- 1.4 Landscape and exterior lighting shall enhance the structure and surroundings without obscuring significant views of the building or from the building.
- 1.5 Public and Right-of-Way Improvements shall be reviewed and approved through the Certificate of Appropriateness process prior to commencement of work.

#### 2. Facades:

- 2.1 Protected Facades: All facades of the original building shall be protected by these Criteria and any reconstruction, renovation or repair shall conform to the following guidelines.

##### Surface Materials:

- 2.2 Any reconstruction, renovation or repair of the opaque elements of the building facades shall employ only materials similar to the original materials in texture, color, pattern and module size as much as practicable.

- 2.3 Brick shall match in color, texture, module size, bond pattern and mortar color. Original face brick shall not be painted. Existing painted brick to be restored to original finish shall be cleaned per Department of Interior standards.
- 2.4 Masonry <sup>and Stone</sup> cleaning shall be accomplished in accordance with Department of Interior standards. Sandblasting or other mechanical abrasive cleaning processes will not be allowed.
- 2.5 Stone, cast stone, <sup>Marble,</sup> and concrete elements shall be renovated or repaired only with materials similar in size, grain, texture and color to the original materials.
- 2.6 Wood trim and detailing shall be carefully restored wherever practicable. Replace historic materials only when necessary. Badly deteriorated paint should be removed in accordance with Department of Interior standards prior to refinishing. All exposed wood shall be painted, stained or otherwise protected. Resurfacing with vinyl or aluminum siding will not be allowed.
- 2.7 Existing historic finish materials should be uncovered and restored wherever practicable.
- 2.8 Color of original materials shall be preserved and maintained whenever practicable. Paint and other color schemes for non-masonry elements should be based upon any available documentation as to original conditions and shall be reviewed through the Certificate of Appropriateness process.

Fenestrations and Openings:

- 2.9 Existing door and window openings shall remain intact and be preserved and renovated as much as practicable. Where replacement is proposed, <sup>REPLACEMENT</sup> doors and windows shall ~~express~~ mullion size and lite configuration to match existing. Replacement of windows and doors which have been altered and no longer match the historic appearance is strongly recommended.
- 2.10 New door and window openings are permitted where there is evidence that original, historic openings have been infilled with other material.
- 2.11 Refer to Department of Interior standards for acceptable techniques to improve the energy efficiency of historic fenestrations.
- 2.12 Glass and glazing shall match original, historic materials as much as practicable. Tinted or reflective glazing will not be allowed.

BE OF  
SAME MATERIAL  
AS THE ~~EXISTING~~  
EXISTING DOORS  
OR WINDOWS.

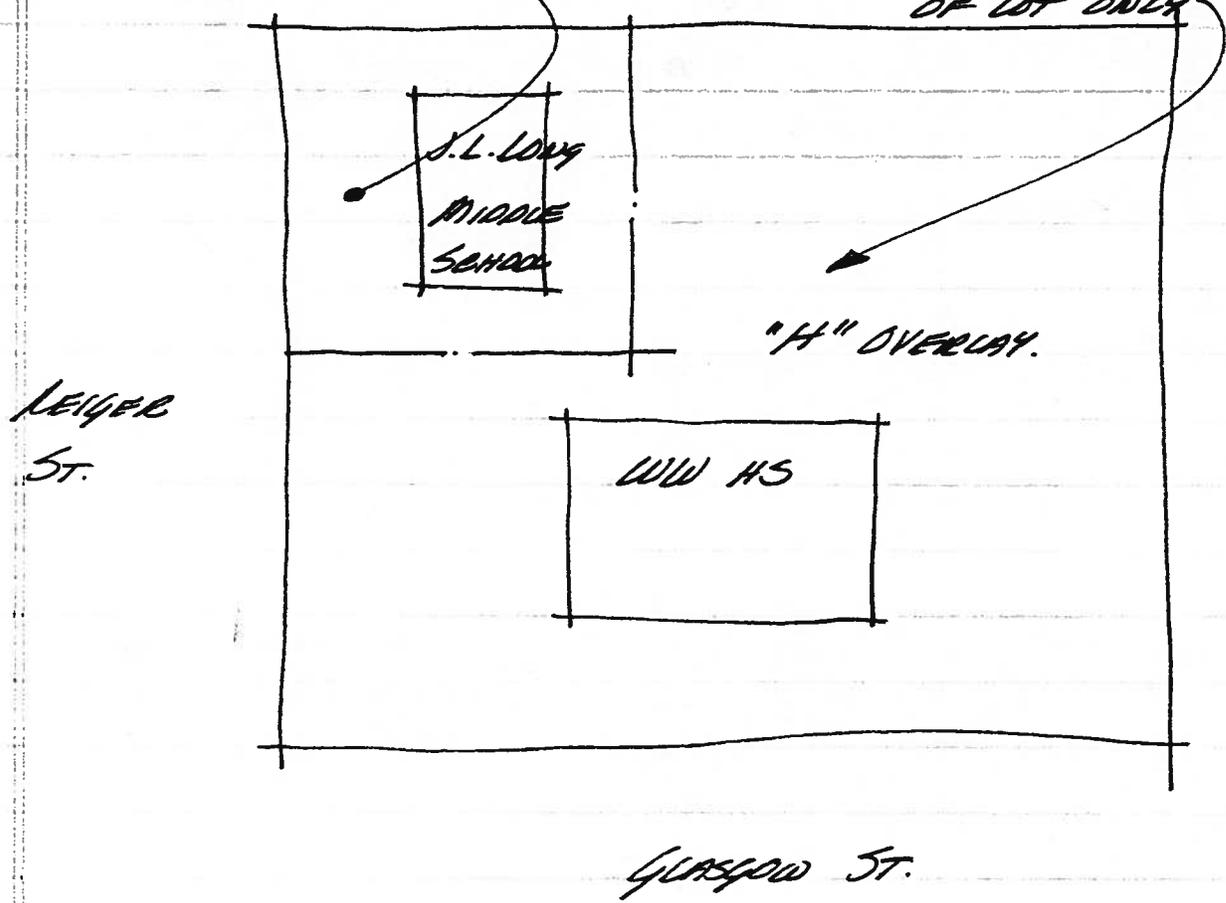
ADD ITEM 2.13; SEE ATTACHED PAGE.

## Other Façade Elements:

2.13 EXISTING EXTERIOR LIGHT FIXTURES SHALL BE RETAINED AND BE PRESERVED AND RENOVATED AS MUCH AS PRACTICABLE. WHERE REPLACEMENT IS PROPOSED, NEW FIXTURES SHALL MATCH ORIGINALS IN SIZE, MATERIALS, FINISH AND DESIGN.

NO HISTORIC OVERLAY  
C LAND SURROUNDING  
J.L. LONG SCHOOL \*

HISTORIC OVERLAY  
SHOULD BE ON THIS  
"L" SHAPED PORTION  
OF LOT ONLY



### SITE PLAN

\* AS J.L. LONG IS ON OUR "LIST", I PROPOSE WE DELETE "H" OVERLAY ON J.L. LONG C THIS TIME AS WE ANTICIPATE COMING BACK TO DISD ON THAT.

### 3. Roof

- 3.1 The massing, <sup>stone</sup> configuration and materials of the roof shall be preserved and maintained. Existing parapets, cornices and copings shall be retained and repaired or replaced with material matching them in size, finish, module and color.
- 3.2 No new vertical extensions will be allowed.
- 3.3 Mechanical equipment shall be screened from view. Equipment screen material and methods shall be compatible with the existing roof as determined through the Certificate of Appropriateness process.

### 4. New Construction

- 4.1 New construction shall be limited to those areas of the site defined in Section 1.
- 4.2 Height limits as set forth in Section 1 of these criteria shall be adhered to.
- 4.3 New construction shall be of appropriate massing, shape, materials, detailing, color and have appropriate and complimentary fenestration patterns and solids-to-voids ratio.
- 4.4 New construction and connections between new and existing construction shall be of materials and detailing so that new construction is clearly discernible from the existing historic structures.
- 4.5 Where an existing facade abutts new construction, a clear definition of the transition between new and existing construction shall be maintained. Existing friezes, cornices, ~~and~~ parapets shall be preserved and maintained where they abutt new construction. <sup>and stone coping</sup>
- 4.6 No new construction will be allowed to connect to the existing historic structure. In the event that the existing structure connecting to the existing historic structure is removed, new construction may attach to the historic structure but be limited to those areas where the connection currently exists.

### 5. Signage

- 5.1 All signs shall be designed to be compatible with the architectural qualities of the original structure and shall be approved by the Landmark Commission and conform to appropriate City Codes prior to the issuance of a sign permit.