FORM B – BUILDING

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Photograph

Topographic or Assessor's Map

<table>
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<th>Assessor’s Number</th>
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Town: Amherst
Place: University of Massachusetts

Address: 40 Campus Center Way

Historic Name: Draper Hall
Uses: Present: Administrative
       Original: Dining Hall and Women’s Dormitory

Date of Construction: 1903

Source: University of Massachusetts Facilities Dept.

Style/Form: Eclectic

Architect/Builder: Ellsworth & Kirkpatrick

Exterior Material:
   Foundation: Brick
   Wall/Trim: Brick
   Roof: Slate

Outbuildings/Secondary Structures: None

Major Alterations (with dates): Blocking of large arched window and small oval window in west elevation (dates unknown).

Condition: Good

Moved: no | X | yes | Date ________

Acreage: Total Campus Acreage: 1,348 Acres

Setting: Located in well-landscaped area of historic campus core, adjacent to Building #130 Stockbridge Hall.

Recorded by: W. Maros/C. Weed/C. Beagan
Organization: VHB/Vanasse Hangen Brustlin, Inc.
Date (month / year): May 2009

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.
ARCHITECTURAL DESCRIPTION:
Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Draper Hall is a 2½-story brick structure with a complex and eclectic design that combines Colonial Revival, Federal Revival, Greek Revival and Queen Anne elements. The structure has a hip roof, Colonial Revival brick quoins, Federal Revival recessed entryways with semi-elliptical arches, Federal Revival elliptical windows and leaded glass fanlights, Federal Revival balusters, a Greek Revival pediment and Queen Anne windows with brick lintels and stone keystones. The building is 13 bays wide and ten bays deep. The south elevation is comprised of five parts: a three-bay wide projecting central section that has a brick first story and a covered porch on the second story; two four-bay wide wings that flank the projecting central section; and two one-bay wide sections at the east and west ends of the south elevation, which are set back from the front wall of the wings.

The main entry is in the south elevation’s central projecting brick section, within a deeply recessed archway that has a Federal Revival semi-elliptical vaulted ceiling. The door is a modern double-leaf replacement door, but the doorway retains its fluted pilasters, Federal Revival semi-elliptical leaded glass fanlight and its Queen Anne 4/7 sidelights. A 9/2 Queen Anne window, characterized by a large central pane in the upper sash, is set at either side of the recessed archway in the projecting section’s first story. The projecting section’s second story is a covered porch with four fluted Ionic columns across its front and a fluted Ionic pilaster at the end returns. The porch railings and balusters are Federal Revival. The plain handrail and rounded support panels installed above the Federal Revival rail are modern. The projecting second story porch’s Ionic columns support a Greek Revival pediment that has dentil molding and a Federal Revival elliptical window at the attic level. The brick wall at the back of the second story porch has four 9/2 Queen Anne windows.

On either side of the south elevation’s three-bay wide projecting central section, the wings’ first and second stories each contain four 9/2 Queen Anne windows. These are grouped as pairs of two closely spaced windows. The wings’ attic stories each contain two hip roof dormers, which are symmetrically placed on the roof but are not vertically aligned with the first or second story windows. The style of the windows in these dormers is not consistent. The easternmost and westernmost dormers contain 9/1 windows, while the two dormers that are closest to the central pediment contain different styles of sash windows. The dormer on the west side of the pediment has a 6/1 window and the dormer on the east side of the pediment has a 1/1 window. Both these sash windows contain air conditioning units. Early 20th century historic photographs on file at Special Collections and Archives, W.E.B Du Bois Library, University of Massachusetts Amherst show that the dormers all once had 3/3 awning windows.

The south elevation’s one-bay wide end sections each have a recessed entry in their first story and a two-sided covered porch with Ionic columns in their second story. The recessed entries each have a semi-elliptical arch which is similar to the main entry, but without a semi-elliptical vaulted ceiling. In each of these end sections, the first story door is a modern double-leaf door, with a semi-elliptical fanlight, but without any sidelights. The brick wall at the back of the end sections’ second story porches contains a single door, with a single pane in its upper half and a panel in its lower half. The second story doors are framed by Ionic pilasters and sidelights, with a semi-elliptical fanlight overhead. Based on the limited view from ground level, it appears that these second story doors may be original.

The west elevation’s first, second and attic story windows match the south elevation’s windows. The west elevation also has two blind window frames. Early 20th century historic postcards show that the small elliptical blind frame once contained a window that provided light for the end section porch, while the very large round arch blind frame once contained six stepped windows.
topped by a semi-circular fanlight. Based on the stepped arrangement of the six windows, the large round arch’s windows must have provided light for an interior staircase. Historic postcards show that the east elevation matched the west elevation.

The north elevation is now partially hidden by Building #88 Draper Annex, but enough of Draper Hall is still visible above the Draper Annex roof to see that the north elevation of Draper Hall has two three-bay wide rear wings that extend off the main block, creating a U-shape building footprint. Each rear wing’s north elevation appears to have had three 9/2 Queen Anne windows in the first story, two similar windows in the second story, and another window in the gable peak. The second story and gable peak windows have been converted to fire escape doors, and at least one of the second story window frames has been blocked with brick.
Landscape – Visual/Design Assessment
Draper Hall is centrally located in open space northeast of the terminus of Campus Center Way. Its gently sloping site lies east of Stockbridge Hall (Bowker Auditorium). Bituminous concrete walkways border all four sides of Draper Hall. Vegetation between the south side (front entrance) of the building and walkway includes deciduous trees, deciduous shrubs, and mown lawn. Lawn areas south of the walks are shaded by deciduous trees. The lawn area to the southeast includes evergreen trees. Stone steps with railings provide access to the building. A granite bench is located to the southeast of the building in a mown lawn. Pole lights provide illumination along the main walkways.

2005 orthophotograph of Draper Hall (light roof at center) and surrounding landscape, north is up (MassGIS).
HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Overview

The University of Massachusetts, Amherst was chartered as the Massachusetts Agricultural College in 1863 but did not accept its first class until 1867. As one of two land grant universities in Massachusetts, the university’s original mission was agricultural education. Its mission, however, evolved within the first 20 years in response to the changing needs of the United States. While agriculture remains, even today, a mainstay of the University’s mission, the University now also supports engineering, science, education, and liberal arts colleges and departments.

A full historical narrative of the University of Massachusetts from its founding to 1958 is contained in the survey report. This narrative was prepared in 2009 by Carol S. Weed, Senior Archaeologist with Vanasse Hangen Brustlin, Inc.

Shown below are selected highlights from the text of the full historical narrative, along with additional information pertinent to the specific building that is described in this Massachusetts Historical Commission Building Form. This section contains: (1) highlights of the historic periods in the development of the University of Massachusetts, leading up to and including the period when the building was constructed, (2) information about the university in the decade when the building was constructed, (3) information about the circumstances that led to the construction of the building, along with information about its architect, if known, and (4) an analysis of the historic landscape of the building.

1863-1867: Administration and Initial Campus Layout

As the educational mission evolved in the years after 1863, so did the university’s approach to its facilities and its landscape. There was no accepted plan for the layout of the college, despite the preparation of various plan proposals in the 1860s, including separate proposals from the country’s preeminent landscape planners, Calvert Vaux and Frederick Law Olmsted, who had formerly worked together on the winning design for New York City’s Central Park. Neither Vaux’s plan, nor Olmsted’s plan to create a campus around a central green, were accepted by the University Trustees.

1867-1916: The Early Growth

In the absence of a coordinated plan, the Trustees put existing buildings that were acquired with the campus land into service as agricultural laboratories. Campus development for several decades after 1863 was sporadic and focused on the construction of individual buildings to meet specific functional needs of the fledgling university. It was not until after 1900, during a period of rapid student population growth and resultant new building construction, that the University Trustees again sought proposals for comprehensive campus planning.

In 1912, a professional landscaping publication reported that Warren H. Manning, formerly affiliated with the Olmsted firm, had spent over four years preparing a comprehensive plan for the University Trustees. The Trustees had considered it imperative for the college to plan harmonious development that would conserve the beauty of campus grounds while meeting the needs of a growing student population whose expanding range of activities was unprecedented.

Manning’s plan designated three distinct sections of the campus, the Upland, Midland and Lowland Sections. Each section was intended to be the locus of specific functions, with clusters of purpose-built structures to serve those functions. For example, one section would be designated for faculty, women’s and horticultural facilities. A second section would contain administration, research, science and student life (dormitory, dining hall, and sports) facilities. The third section would be dedicated to poultry, farming and sewage disposal facilities.

Although Manning’s Upland, Midland, and Lowland sections are not fully realized, it is apparent that discipline specific groupings were developed. Building clusters, especially those related to agriculture, administration, and the hard and earth sciences (physics, chemistry, and geology) continued to expand through the present day.
1900-1910
At the turn of the twentieth century, UMass-Amherst remained focused on its core missions: agriculture, education, military preparation, and industrial support. The student population did not grow substantially during these years and individual freshman classes still remained less than a thousand persons strong. Nonetheless, the administration focused during the decade on building upgrades and new construction in order to support expanding curricula. Classroom/laboratory buildings with faculty offices including Clark and French halls, new agricultural buildings such as the Clark and French greenhouses, and the photography laboratory were all commissioned and/or constructed during the decade. The administration also realized that the expanding physical plant was encumbering land with buildings and literally decreasing available agricultural land usable as experimental plots. To counteract this trend, the administration began a program of land acquisition in the 1890s which continued with increasing vigor through the 1920s. In the period from 1900-1910, 128 acres, some with associated farm buildings and one with a cranberry bog, were bought.

Draper Hall
This structure was built as a women’s dormitory and dining hall. Draper Hall was named for James Draper, who served as Trustee of the Massachusetts Agricultural College (1898-1910). Draper was involved with MAC campus planning and was made a member of the College’s newly-formed Commission on Grounds shortly after the College hired a professional landscape architect to develop a campus plan in 1902.

Landscape Analysis
West Experiment Station, East Experiment Station, Draper Hall, Flint Laboratory, Stockbridge Hall, and Goessmann Laboratory were constructed between 1885 and 1922 along the north side of Olmsted Road. Although oriented in an irregular pattern today, historically, the buildings were organized along the northern portion of what used to be Olmsted Road, later Ellis Drive. Historically, Olmsted Road was a street-tree lined road that curved around the west side of the pond, connecting to North Pleasant Street at both its northern and southern ends. Olmsted Road was removed between 1959 and 1973.

To the southwest of the complex were Flint Road (now Campus Center Way) and a ravine that ran to the south of what is now Campus Center Way, draining the Campus Pond. The area to the southeast of the complex was historically open lawn leading to the Campus Pond with a few scattered deciduous trees and desire-line paths. A pedestrian walk led through the open lawn, connecting Draper Hall to the intersection of the cross-campus walk and North Pleasant Street. This walk is no longer extant, obstructed by the construction of the Lincoln Campus Center. The construction of Hasbrouck Laboratory (1950) and addition (1963), Student Center (1957), and Lincoln Campus Center (1970) destroyed the visual connection between the Olmsted Road buildings and the Campus Pond.

Draper Hall (1903) historically featured a direct pedestrian connection to North Pleasant Street near the Waiting Station Shelter through the open lawn to the north of the Campus Pond (no longer extant). Following the construction of Stockbridge Hall, a pedestrian walk was constructed to connect the two buildings. The landscape associated with the building included deciduous and evergreen trees over lawn and a dense foundation planting. Draper Hall Annex was added in 1947 to the north of Draper Hall. Its construction did not dramatically impact the landscape associated with Draper Hall. The loss of views of the Campus Pond, the loss of the direct pedestrian link to North Pleasant Street, the loss of Olmsted Road, and the loss of historic vegetation patterns, primarily consisting of broad, open lawn with scattered deciduous trees has resulted in the diminished integrity of the landscape associated with Draper Hall.
BIBLIOGRAPHY and/or REFERENCES


Joseph S. Larson, Personal communication to VHB 25 March 2009 concerning Draper Hall namesake James Draper

Figures

Detailed Map
Draper Hall, view northeast, September 2008
Draper Hall, view north, detail of main entry, September 2008
Draper Hall, view north, November 2008
Draper Hall, 1918

Courtesy Special Collections and Archives, W.E.B. Du Bois Library, University of Massachusetts Amherst
Draper Hall, no date (postage cancelation stamp dated 1910)
Courtesy Special Collections and Archives, W.E.B. Du Bois Library, University of Massachusetts Amherst
INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Draper Hall, 1918
Courtesy Special Collections and Archives, W.E.B. Du Bois Library, University of Massachusetts Amherst
First established in 1863 under the provisions of the Federal Morrill Land-Grant Colleges Act, the University of Massachusetts Amherst retains a significant collection of buildings dating from its first period of operation as the Massachusetts Agricultural College (1863-1931). These include, but are not limited to: substantial brick and masonry classroom, laboratory, research and administrative buildings dating to the late nineteenth and early twentieth centuries, barns and stables related to its function as an agricultural college, pre-existing wood frame buildings (including two 18th century buildings [117, 118]) incorporated into campus functions, the power plant [107], the Chancellor’s House [124], and the Old Chapel [126] and Memorial Hall [112], historic centerpieces of the campus. The historic buildings from the “Mass Aggie” period for the most part are concentrated in three areas: (1) an arc that extends west to east between the Mullins Center and the Northeast Residential Area, including the Grinnell barn complex [109, 110, 111], Blaisdell [108], the power plant [107], Flint [104], Stockbridge [105], Draper [103], Goessmann [106], and West [114] and East [113] Experiment Stations; (2) a smaller grouping that includes, Wilder [115], the University Club buildings [117, 118], Clark [116] and Fernald [119]; (3) and the group of South College [128], Old Chapel [126] and Memorial Hall [112] at the center of the campus. Other individual buildings [including 120, 124, 125] also survive outside these areas. Although the campus has expanded significantly in and around the Massachusetts Agricultural College core, both individual buildings and groups of buildings that still convey their relationship to each other as part of the Agricultural College are campus plan, are eligible for listing on the National Register of Historic Places under criteria A and C at the state level.

The University of Massachusetts Amherst also retains a significant collection of buildings dating from 1931-1958, which is a period characterized by the expansion of the school’s mission and physical plant that began in the 1930s with its name change to Massachusetts State College. At this time, the Trustees made a concerted effort to modernize and increase campus facilities, through the post-World War II mid-20th century period when there was unprecedented growth in the size of the university student population and a concurrent growth in specialized academic research and degree work.
Significant buildings that were constructed to meet the University’s needs between 1931 and 1958, as well as significant buildings predating 1931 which have no prior Form B on file with the Massachusetts Historical Commission, include (listed in order of construction date): [UMass 58]; Hatch Laboratory, built 1891 [UMass 118]; Clark Hall Greenhouse, built 1907 [UMass 84], French Hall Greenhouse, built 1908 [UMass 105]; French Hall, built 1909 [UMass 104]; Waiting Station Shelter, built 1911 [UMass 63]; Apiary Laboratory, built 1911 [UMass 74]; Hicks Physical Education Building, built 1931 [UMass121]; Hicks Physical Education Cage, built 1932 [UMass 122]; Thatcher House, built 1935 [UMass 30]; Research Administration Building, built 1939 [UMass 579]; Lewis House, built 1940 [UMass 28]; Butterfield House, built 1940 [UMass 5]; Greenough House, built 1946 [UMass 24]; Chadbourne House, built 1947 [UMass 6]; Mills House (New Africa House), built 1948 [UMass 29]; Skinner Hall, built 1948 [UMass 128]; Gunness Laboratory, built 1949 [UMass 91]; Brooks House, built 1949 [UMass 4]; Hamlin House, built 1949 [UMass 25]; Knowlton House, built 1949 [UMass 26]; Marston Hall, built 1950 [UMass 92]; Paige Laboratory, built 1947 [UMass 6]; Hasbrouck Laboratory, built 1950 [UMass 124]; Baker House, built 1952 [UMass 3]; Crabtree House, built 1953 [UMass 12]; Leach House, built 1953 [UMass 27]; Worcester Dining Hall, built 1953 [UMass 85]; Arnold House, built 1954 [UMass 2]; Durfee Range, built 1955 [UMass 96]; Van Meter House, built 1957 [UMass 32]; Machmer Hall, built 1957 [UMass 111]; Student Union, built 1957 [UMass 131]; Wheeler House, built 1958 [UMass 33]; and Johnson House, built 1959 [UMass 36].

The recommended University of Massachusetts Amherst historic district meets Criterion A for its association with the ongoing mission of this state university to meet the educational requirements of a rapidly changing world. From the inception of the University in 1863 as the Massachusetts Agricultural College, through the current day, the Trustees have sought to provide educational programming and facilities that would enable students to advance the practice of agriculture and a steadily increasing host of other fields, meet the needs of a rapidly-industrializing world, and succeed in leading a post-industrial information and technology-based economy.

The historic district also meets Criterion C for its stock of buildings and landscape features whose forms and functions reflect the evolving and expanding mission of the University in the 95 years between its 1863 founding and 1959 (1959 being the 50 year cut-off for National Register consideration). A number of architects, landscape architects and planners of local, regional and/or national prominence were involved in the design of the individual buildings and the overall plan of the current University of Massachusetts Amherst campus. The aggregate efforts of these design professionals produced a distinctive public university campus landscape, primarily of the mid-19th to mid-20th century, which is unique in Massachusetts.

Despite the loss of certain buildings and landscape features up to the present time in 2009 and incremental physical changes seen in new window, door and roofing replacements, as well as siding replacements in a small number of buildings, the district retains integrity of location, setting, design, feeling, association, workmanship, and materials.