

PH0016225

Form 10-300  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Massachusetts
COUNTY:	Hampshire
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 26 1973

H/S  
218  
4693690  
698940



1. NAME

COMMON: Porter-Phelps-Huntington House

AND/OR HISTORIC: Forty Acres

2. LOCATION Congressional District 1

STREET AND NUMBER: 130 River Drive

CITY OR TOWN: Hadley

STATE: Massachusetts CODE: 025 COUNTY: Hampshire CODE: 015

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input type="checkbox"/> Comments _____

4. OWNER OF PROPERTY

OWNER'S NAME: Porter-Phelps-Huntington Foundation, Inc.

STREET AND NUMBER: 130 River Drive

CITY OR TOWN: Hadley STATE: Massachusetts CODE: 025

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Hampshire County Registry of Deeds

STREET AND NUMBER:

CITY OR TOWN: Northampton STATE: Massachusetts CODE: 025

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Inventory of Historic Assets, Commonwealth of Massachusetts

DATE OF SURVEY:  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS: Massachusetts Historical Commission

STREET AND NUMBER: Archives Museum, State House

CITY OR TOWN: Boston STATE: Massachusetts CODE: 025

STATE: Mass.

COUNTY: Hampshire

ENTRY NUMBER: MAR 26 1973

DATE:

FOR NPS USE ONLY

SEE INSTRUCTIONS

## 7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered since	1799	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Porter-Phelps-Huntington House, on River Drive north of Hadley, is set back from the road across a wide expanse of lawn and shade trees. The homestead consists of a three-storied gambrel roofed house which faces east. An early one-and-a-half story ell is attached to the west end of the house. From this a later ell extends to the south and includes a woodshed and chaise house; the latter is a twentieth century reconstruction of a 1795 structure. To the south of the chaise house lies a sunken garden, planted in the ruins of the stone foundation of an old barn. This barn now stands in Hadley proper, serving as a farm museum. To the north of the house lies a second garden, parts of which were laid out when the house was built.

Moses Porter began clearing the land for the Porter-Phelps-Huntington House, also known as Forty Acres, in the winter of 1752. The following spring a cellar was excavated for the ell, and on May 27 of that year the roof of the house was raised. As originally completed, the house was a two story structure, with a pitched roof and rusticated exterior. Porter's son-in-law, Charles Phelps, was responsible for all the structural changes between 1770 and 1799, by which time the house had realized its present form. In 1771 a kitchen ell was added to the south of the original ell. In 1782, at the time the barn was being raised, the main house was rotated on its axis, from south to west, to face the highway which in 1752 had been only a cart track through the meadows. This rotation would have been necessitated the removal of at least one chimney. It is unclear whether there was originally a central chimney which was taken down at this time, or whether the twin chimneys, one at each gable end, have always existed.

In 1799, several major alterations were made at Forty Acres. The entire house was sheathed in graduated clapboards. The double-leaved front door, decorated with double-cross panels, was replaced by a more contemporary paneled door, flanked by sidelights. The doorway was visually emphasized with an entrance porch, whose full entablature and pediment are supported by Doric columns, elongated and modified. Anticipating the return of one of his sons, Charles Phelps also enlarged the house by replacing the pitched roof with a gambrel roof, thus creating a third story. This addition remains unfinished, as his son did not return to Hadley until a much later date, and then built his own house.

The fenestration of the Porter-Phelps-Huntington House is regular, as is to be expected in a Colonial house plan. Nine-on-nine sash windows in a five bay facade reflect the traditional arrangement of a central hall dividing the house symmetrically. The gambrel ends each have six windows, regularly arranged, two to a story. The south wall has a simple doorway, topped by a rectangular transom, opening into a passage which originally led to the first ell, before the house was turned. The later kitchen ell, perpendicular to the first ell, follows the architectural style of the house, with sash windows and a simple doorway.

The west facade of the house supports a verandah, an unusual feature of New England country architecture. There was an oven at the south end of this verandah, used to prepare the meals for the farm hands.

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8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian       16th Century       18th Century       20th Century  
 15th Century       17th Century       19th Century

SPECIFIC DATE(S) (If Applicable and Known)      1752, 1799

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |                                                  |                                       |                                              |                                                      |
|--------------------------------------------------|---------------------------------------|----------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education    | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning              |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering  | <input checked="" type="checkbox"/> Religion | <input type="checkbox"/> Other (Specify)             |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry     | <input type="checkbox"/> Industry            | <input checked="" type="checkbox"/> Early Settlement |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention    | <input type="checkbox"/> Science             | _____                                                |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape    | <input type="checkbox"/> Sculpture           | _____                                                |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social Science      | _____                                                |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature   | <input type="checkbox"/> Unitarian           | _____                                                |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military     | <input type="checkbox"/> Theater             | _____                                                |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music        | <input type="checkbox"/> Transportation      | _____                                                |



STATEMENT OF SIGNIFICANCE

The Porter-Phelps-Huntington House is a treasury of rural life in eighteenth century Massachusetts. Begun in 1752, it was the first house constructed outside the stockaded town of Hadley and has remained nearly unchanged in appearance since 1799. The house is also a memorial to three families which were associated with it for ten generations and to three men in particular, Moses Porter, Charles Phelps and Bishop F. D. Huntington.

Moses Porter, grandson of the first child born in Hadley, built this Colonial mansion on Forty Acre Meadow. The Porter Family had held partial title to the land since Hadley was laid out in 1659, and by 1752 owned almost the entire meadow area. Because of its location, Moses Porter gave his house the name "Forty Acres," by which it is still generally known. Porter was killed in 1755, during the French and Indian War, but his wife and daughter Elizabeth continued to live at Forty Acres.

In 1770, Elizabeth Porter married Charles Phelps, a young lawyer from Northampton, who was later to serve as Squire of Hadley under four governors. The extensive changes which Phelps made in his wife's house between 1771 and 1799 gave the Porter-Phelps-Huntington House its present appearance. In addition to his legal training, Phelps had acquired a knowledge of engineering and architecture, which explains the success of the alterations he made to the house. Yale's famous travelling president Timothy Dwight visited the house in the late 1790's and wrote of Forty Acres "...this estate is the most desirable possession, of the same kind and extent, within my knowledge."

Dwight is responsible for the Huntington connection with Forty Acres. At his suggestion, Dan Huntington, former tutor at Yale and pastor at Litchfield, Connecticut, arranged an exchange of pulpits so that he could preach at Hadley. Dwight had assured Huntington that he would be invited to visit Squire Phelps' house and added that the Squire has a lovely daughter. Dan Huntington and Elizabeth Whiting Phelps were married in 1801. Their youngest son was Frederick Dan, later to become Bishop Huntington.

Frederick Dan Huntington studied at Harvard Divinity School and then became assistant to Rev. George Putnam of Roxbury, a leading Unitarian minister. After serving as minister of the South Congregational Church, he became "Professor of Christian Morals and College Preacher" at Harvard and gained a reputation as a popular lyceum speaker. In 1861, Huntington entered the Episcopal Church. He resigned from Harvard and was immediately elected rector of Emmanuel Church, Boston. Eight years later, in 1869, Huntington was elected Bishop of Central New York.

On the death of Elizabeth Phelps Huntington in 1847, Forty Acres had passed to her children; by 1855, Frederick Dan Huntington had bought his

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Huntington, James Lincoln. Forty Acres. New York: Hastings House, 1949.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	0 ' "	0 ' "		42	22	11½
NE	0 ' "	0 ' "		72	35	15
SE	0 ' "	0 ' "				
SW	0 ' "	0 ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: .3+ acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:  
Anne R. Wardwell, Survey Director

ORGANIZATION: Massachusetts Historical Commission DATE: May 16, 1972

STREET AND NUMBER:  
Archives Museum, State House

CITY OR TOWN: Boston STATE: Massachusetts CODE: 025

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name John F. X. Davoren  
JOHN F. X. DAVOREN  
Secretary of the Commonwealth,  
Title Chairman,  
Massachusetts Historical Commission  
Date 5/22/72

I hereby certify that this property is included in the National Register.

Robert J. Utley  
Chief, Office of Archeology and Historic Preservation

Date 3/26/73

ATTEST: John Bradford  
Keeper of The National Register  
Date 3/21/73

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Massachusetts	
COUNTY	
Hampshire	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

8. Significance (continued)

brothers and sisters' shares and held full title to the house. During his years at Harvard and at Emmaneul, Huntington made the house his summer residence. Though as Bishop Huntington moved his family to Syracuse, he continued to spend long vacations at the house in Hadley until his death in 1904.

Forty Acres remained in the Huntington family until it was turned over to the Porter-Phelps-Huntington Foundation in 1955, to be preserved as an historic house museum. The furnishings of the house are entirely family possessions. Most of them were bought for the house by Charles Phelps but there are also pieces representing almost every line of descent that has married into the Porter, Phelps and Huntington families. In addition, the house contains a large collection of family papers (on exhibit by appointment) which date from 1697. These include deeds, wills, bills of sale (for beaver hats, hardware and slaves), ships' papers, diaries and letters.

<sup>1</sup>Huntington, James Lincoln, Forty Acres (New York: Hastings House, 1949), p. 16.





PROPERTY PORTER-PHELPS - HUNTINGTON HOUSE STATE MASS		73000303
Working number 7.24.72.1138		Hampshire
TECH REVIEW 5-3-73	Photos <u>1</u>	
	Maps <u>2</u>	
REVIEW	<i>New map sent 3-19-73</i> <i>map not very good, can't judge but as they are OK</i>	Adg 11-6-72
HISTORIAN		2-26-73 OK. E. Shull
ARCHEOLOGIST		
ARCHITECT		OK KH 2/5/73
BRANCH CHIEF		OK 3/21/73
EDITORIAL REVIEW		
KEEPER		OK 3/21/73
National Register write-up _____	Acknowledge <u>7-24-72</u>	
Federal Register entry <u>5-1-73</u>	Send-back <u>3-1-73</u>	
	Re-submit <u>3-19-73</u>	
	Register no. <u>MAR 26 1973</u>	

The attached National Register Inventory-Nomination form is being returned to your office for clarification of the information indicated below.

- 1. Name. \_\_\_\_\_
- 2. Location. \_\_\_\_\_
- 3. Classification. \_\_\_\_\_
- 4. Owner of Property. \_\_\_\_\_
- 5. Location of Legal Description. \_\_\_\_\_
- 6. Representation in Existing Surveys. \_\_\_\_\_
- 7. Description. \_\_\_\_\_
- 8. Statement of Significance. \_\_\_\_\_
- 9. Bibliography. \_\_\_\_\_
- 10. Geographical Data.
  - a. Longitude and Latitude Coordinates. \_\_\_\_\_
  - b. Acreage. \_\_\_\_\_
- 11. Form Prepared By. \_\_\_\_\_
- 12. Certification. \_\_\_\_\_
- Photographic Coverage. \_\_\_\_\_
- Map Coverage. Please send original Geological Survey Map.  
Original map submitted 3/8/73 - JHW
- Other. \_\_\_\_\_

Clarification or correction of the above items must be made prior to the initiation of our professional review. Correction of these technical errors does not necessarily insure that the nomination will then satisfy National Register criteria in full.

Thank you for your attention to the above items checked. Thanks,

SIGNED: Marydore A. Jones



NPS Number 3/26/73

Title: Porter-Phelps-Huntington

House

Loc. Hampshire, Mass.

view from east, front facade

①

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

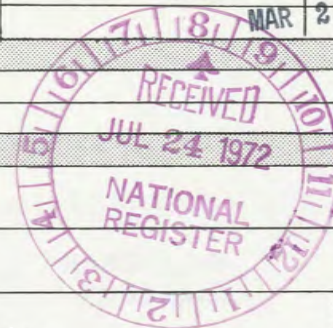
(Type all entries - attach to or enclose with photograph)

STATE	
Massachusetts	
COUNTY	
Hampshire	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 26 1973

PR

SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON: Porter-Phelps-Huntington House			
AND/OR HISTORIC: Forty Acres			
<b>2. LOCATION</b>			
STREET AND NUMBER: 130 River Drive			
CITY OR TOWN: Hadley			
STATE: Massachusetts	CODE 025	COUNTY: Hampshire	CODE 015
<b>3. PHOTO REFERENCE</b>			
PHOTO CREDIT: Laurie Robin Hammel			
DATE OF PHOTO: 1970			
NEGATIVE FILED AT: contact Miss Hammel: 3 Hancock Place, Cambridge, Mass.			
<b>4. IDENTIFICATION</b>			
DESCRIBE VIEW, DIRECTION, ETC.  view from east, front facade			



NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Massachusetts	
COUNTY Hampshire	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE MAR 26 1973



SEE INSTRUCTIONS

1. NAME

COMMON: Porter-Phelps-Huntington House  
AND/OR HISTORIC: Forty Acres

2. LOCATION

STREET AND NUMBER:  
130 River Drive  
CITY OR TOWN:  
Hadley

STATE: Massachusetts	CODE 025	COUNTY: Hampshire	CODE 015
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3. MAP REFERENCE

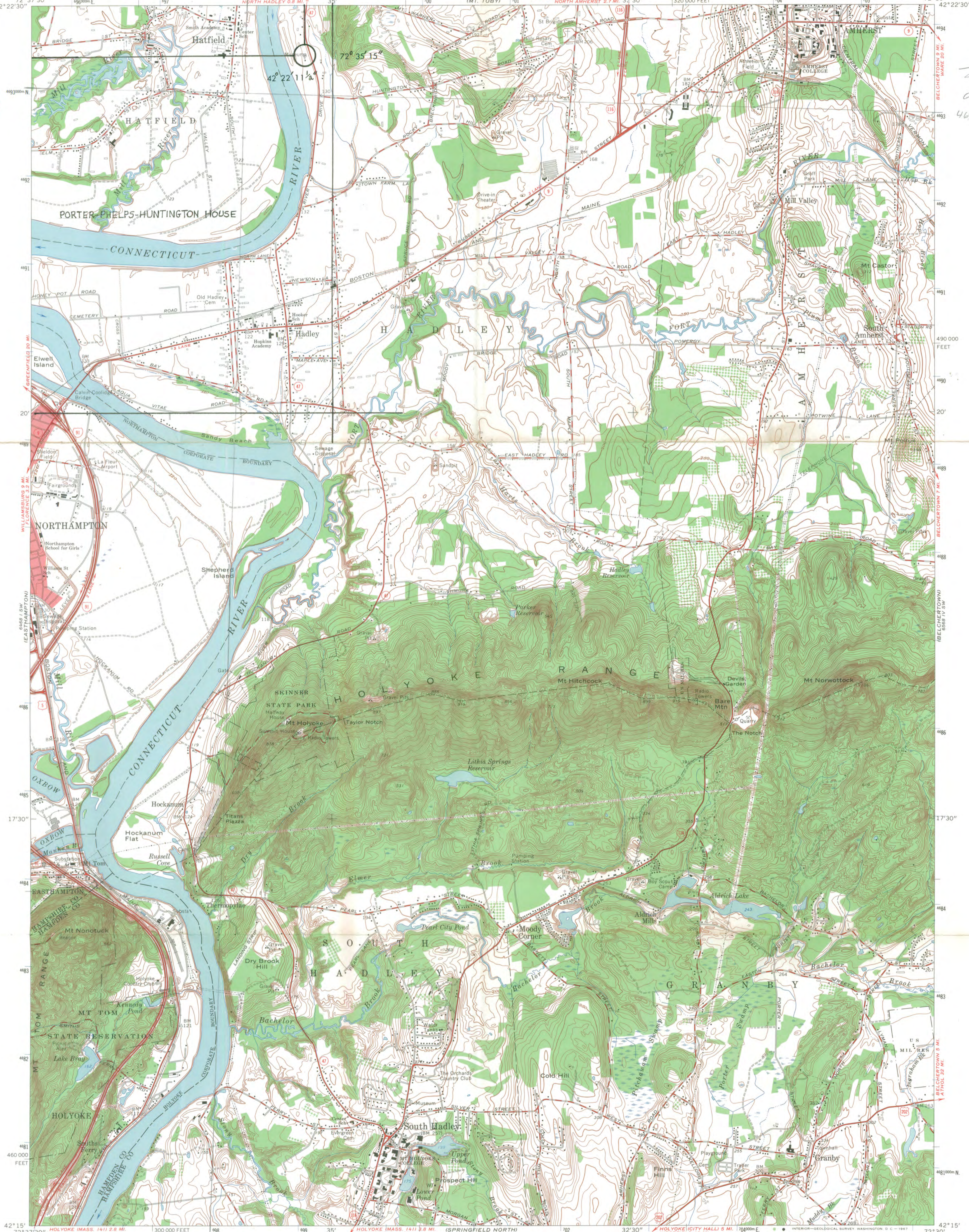
SOURCE:  
U.S.G.S. Mount Holyoke, Mass.  
SCALE: 1:24,000  
DATE: 1964

4. REQUIREMENTS

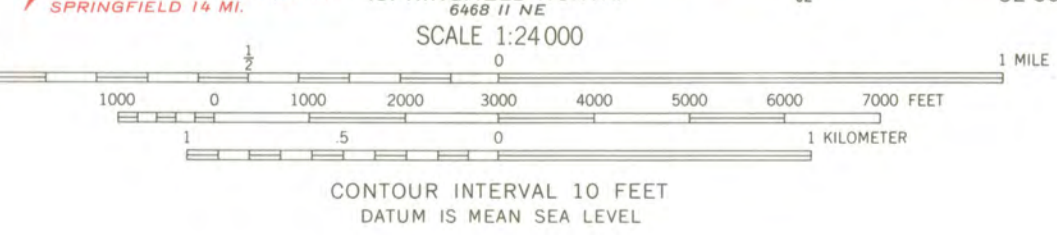
- TO BE INCLUDED ON ALL MAPS
1. Property boundaries where required.
  2. North arrow.
  3. Latitude and longitude reference.



HB  
3/18  
68540  
4693670

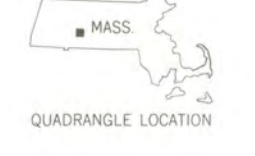


Maped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and Massachusetts Geodetic Survey  
Topography by planetable surveys 1935. Revised 1964  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Massachusetts coordinate system,  
mainland zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 18, shown in blue  
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

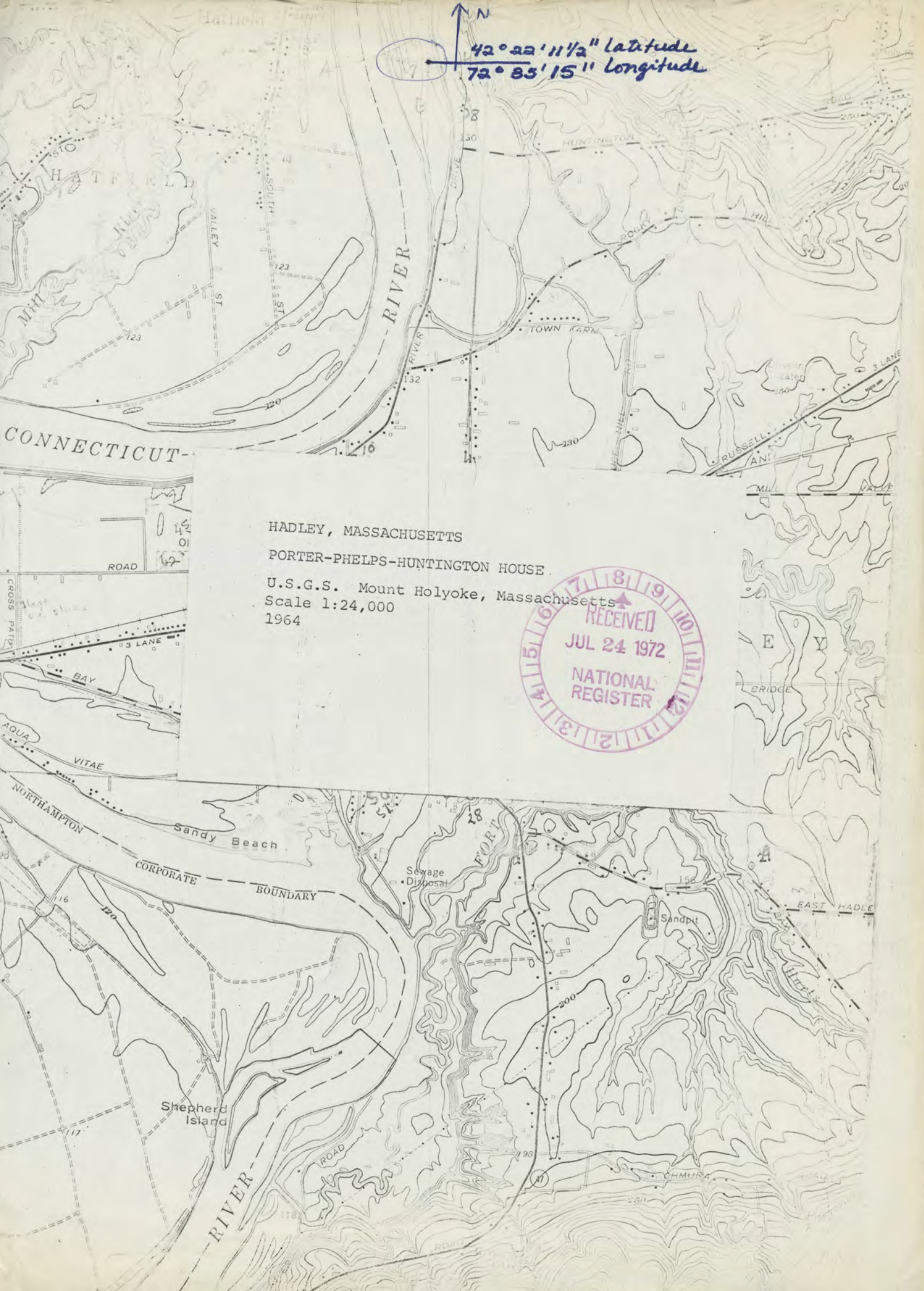
Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

MT. HOLYOKE, MASS.  
N4215—W7230/7.5  
1964  
AMS 6468 I SE—SERIES V814

42° 22' 11 1/2" latitude  
72° 35' 15" longitude



HADLEY, MASSACHUSETTS

PORTER-PHELPS-HUNTINGTON HOUSE

U.S.G.S. Mount Holyoke, Massachusetts

Scale 1:24,000

1964



CONNECTICUT

CROSS PATH

ROAD

3 LANE

VITAE

NORTHAMPTON

Sandy Beach

CORPORATE BOUNDARY

Shepherd Island

ROAD

RIVER

Sewage Disposal

Sandpit

EAST HADLEY

CHMURA



*The Commonwealth of Massachusetts*  
*Office of the Secretary*  
*State House, Boston 02133*

*John F. X. Davoren*

*Secretary of the Commonwealth*

July 14, 1972

Registration and Nomination Branch  
National Register of Historic Places  
Room 3207-A  
1100 L Street, NW  
Washington, D. C. 20005



Attention: Miss Mary Means

CERTIFIED MAIL

Dear Sirs:

Enclosed is the National Register submission for:  
Porter-Phelps-Huntington House, Hadley

This property has been declared eligible for submission by the Massachusetts Historical Commission, the State Review Board, and has been signed by Secretary of the Commonwealth John Francis Xavier Davoren, Chairman of the Massachusetts Historical Commission and designated the State Liaison Officer.

Yours sincerely,

Richard W. Hale, Jr.  
Acting Chairman,  
Massachusetts Historical Commission

RWH:pm  
Encl.

ENTRIES IN THE NATIONAL REGISTER

STATE **MASSACHUSETTS**

Date Entered **MAR 26 1973**

Name

Location

**Porter-Phelps-Huntington House**

**Hadley  
Hampshire County**

Also Notified

**Hon. Edward M. Kennedy  
Hon. Edward W. Brooke  
Hon. Edward P. Boland  
Director, Northeast Region**

**State Liaison Officer  
Hon. John F.X. Davoren  
Secretary of the Commonwealth  
Chairman, Massachusetts Historical  
Commission  
40 Beacon Street  
Boston, Massachusetts 02108**

/PHR NRowland:jcc 3/27/73