

A Study of Porter-Phelps-Huntington Land and Structures
in Hadley, Massachusetts, 1652 - 1830

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Route 47 from Sunderland through North Hadley, then Hadley, continuing down through South Hadley stays the pace of even the most schedulebound motorist. The area seems to breathe with history. It is an area worth observing in detail at the speed of an amble. About a mile north of Hadley Center, away from visual competition with the many buildings of architectural note, lies the Porter-Phelps-Huntington House. This former residence, now an historical house museum, preserves important architectural elements of early New England for public appraisal and is worthy of close evaluation.

Initially, my intent was to perform a title search and a straightforward architectural review of the structure, focusing effort on training my eyes in the perception of details. An early visit for a tour and an introduction to the curator placed a very thorough, very professional historical structure report in my hand with the knowledge that a title search had already been completed on the house. Too intrigued by the house and the details to thin to ease away from the project and armed with some research suggestions from the curator, my intent shifted.

My study of the Porter-Phelps-Huntington House expanded to include the properties held by generations of the house's owners spanning from its initial construction to the 1830s, paralleling the periods in which I was being trained. The exercise of pursuing the title search expanded accordingly. Because the existing report focused strictly on the house itself, I decided to research any outbuildings associated with the house for the period in question (with minimum success as it turned out) as well as probing the personal papers of the family for any social and cultural nuances associated with the property. The volume of personal papers and legal documents, time constraints, and my own amateur status as an architectural historian conspired to keep the study a cursory one, but with merit as an introduction to the interplay of meanings in evaluating an historical environment.

Overview of Family Status and Properties from 1659 - 1748

Samuel Porter, Sr., the figure who assembled the properties under examination, arrived in the Hadley area as one of the original parties in an agreement of engagement to move from the colony of Connecticut to the newly acquired plantation area. As with the others who pledged to settle the new area, Samuel Porter received a homelot of eight acres, supplanted by meadowland. Samuel Porter's lot faced the main street of the community, bordered to the north by John Dickinson, to the south by Thomas Wells, and to the east by woodlands. Common lands remained undivided initially and were used as needed by community members. By 1659, the community granted additional land in proportion to the monetary value of each lot owner. Samuel Porter's wealth lay just under the average amount, a status soon to be improved upon considerably. From this split, Samuel Porter, Sr. received a lot of just more than four acres in Hockanum Meadow, south of the community. (See Appendix A, Figure 1 for overview of land layout) Subsequent divisions of community lands were made by allotting the proposed acreage into a number of shares corresponding to the number of landowners participating in the drawing. Lots were then drawn accordingly.'

The Forty Acre meadow, known as Forty Acres where the principle holdings of the Porter-Phelps-Huntington estate later existed, was estimated at 67 acres upon distribution in 1661. Inhabitants of the north half of the village, including Samuel Porter, Sr., received lands in this region and also in the Great Meadow. The Great Meadow contained all lands on the peninsula west and south of the homelots. It consisted of 710 acres, broken into lots of approximately four acres each, becoming three separate divisions: the Meadow Plain (divided and distributed in 1661), a tract of mowing land below the south highway passing through the meadow called Maple Swamp or Aquavita, and the Forlorn (the northwest section)." In January of 1674, the town granted Samuel Porter, Sr. an extension of his original homelot to include swampland, an important food source for his livestock.' By the 1680s, he owned upwards of 25 acres of meadowlands from these divisions and had been assessed among the highest tax rates in the town of Hadley, having reached an economically elite status within the community."

Upon his death in 1709, the estate of Samuel Porter, Sr. and that of his wife Hannah was left to his son, Samuel Porter, Jr.. The estates included the father's homelot, home, barns, stables, fencing, orchards, his wife's comparable lot (formerly belonging to Thomas Wells), both lots containing approximately nine acres of land. Additionally, Samuel Porter, Jr. received all other lands owned by his father lying in the fields belonging to the township, on the East side of the "Orate" -- now the Connecticut -- River, woodlands, two lots on the West side of the Great River, and any properties given before his death. ⁵

Samuel Porter, Jr. demonstrated his father's business acumen by becoming the most extensive trader in Hampshire County in his time, with the exception of John Pynchon." Like his father, land acquisition made up part of his material gains. In 1699, the town granted 26 lots of eight acres each from a cleared tract of land situated east of the original homelot grants, known as the Pine Plain. Both Samuel Porter, Jr. and his mother, the Widow Hannah Porter, each received a lot located between the north highway and the middle highway. His lot *was* between that of Samuel Smith and George Stillman. Hers lay between the land of Samuel Boltwood and that of Timothy Nash's heirs.' In 1703, when three new divisions were laid out between Brookfield Road and Mill River, Samuel acquired 151 rods eight feet of property, by far the largest share of any of the recipients. His mother received twenty-five rods ten feet, and his four siblings a sum total of one hundred rods four and a half feet, all of which Samuel Porter, Jr. would later acquire." The Porter lands were bordered on the north by William Gaylord and on the south by Peter Montague and lay between a highway and the Mill River to the north. In 1721, with the division of land on the south side of Mount Holyoke, Samuel Porter, Jr. *was* appraised at £295, eighteen shillings, an amount far above any of his fellow townspeople. The amount made him eligible for the largest land acquisition which *was* notable as in the next five divisions of Hadley lands. The grantees received shares of acreage proportional to their appraised wealth, and the townspeople could select any lot of unclaimed land."

When Samuel Porter, Jr. died in 1722, his son Samuel received the majority of the estate and its executorship with his brother Eleazer. All lands not redistributed prior to Samuel Porter,

Jr.'s death were to be divided between the two sons without dividing any single lot within itself. His wife retained her property and half of the house, including additional rights and privileges. ¹⁰ The inventories taken of his estate included his house and homelot (9 acres), mowing land in Aquavitae (5 acres), two separate plots of plowing land abutting the middle highway north (8 acres each), some additional plowing and mowing land initially in the possession of a Mr. Russell (5 acres), the inventory of his trading shop valued at £353, approximately 87 acres near the southeast corner of the second precinct of Hadley, land in Hadley's Third Division, and lots formerly belonging to Hannah and Hezekiah Porter. ¹¹ The Porter family had become one of the wealthiest families in the Connecticut River Valley and could now be counted among the wielders of power in the region.

Samuel Porter, Jr. 's son Samuel continued the tradition of wealth and prosperity. He had shared in the 1720 division in his own right appraised at £89, 10 shillings, a value above the average appraisal in the community. He had also received land in the division of the Inner Commons, acreage spanning from the base of Mount Holyoke to the Sunderland line, including land north of Mill River now lying in Amherst. In fact, Samuel Porter was listed at the highest appraised value in the community.^P His son, Moses Porter, would build his second home on these lands, the house which would become the Porter-Phelps-Huntington House, still standing today.

In his will, naming Moses Porter as executor, Samuel Porter's wife received £250 in addition to one-third part of the homelot, buildings, and meadowlands in the first precinct of Hadley. His son Samuel received all lands in the second precinct of Hadley and in Northfield. His four daughters received £400 each, and to Moses came all of the remaining real estate and personal estate. Two appraisals of his estate in the Inner Commons dated April 25, 1769 and August 14, 1778 detail his extensive properties by division." (See Appendix B, Figure 1)

The First Generation at Forty Acres: Moses and Elizabeth Porter, 1752 - 1770

The draft and final inventories of Moses Porters' estate, dated 1756, provide an excellent list of his properties in the Hadley area but little information concerning the physical layout of the house. The original house constructed by Moses Porter in 1752 was unusual for its time in several ways. Aside from being allegedly the first house built outside of the Hadley stockade, it was unusual for its central hall floorplan at this early date. Some interpretations of the house indicated that the house had been built initially with a central chimney and later converted to a central hall plan, but no evidence to support this theory was readily apparent. An updated plan of the house shows the "supposed plan of original house" with two triangular chimneys, one each in the north and south walls, and the inclusion of a central passageway. (See Appendix A, Figure 2)

According to a contemporary family journal entry, it appeared that the house and barn were raised on the same day in May 1752 and that the Moses Porter family moved into their new residence in December of that same year. ¹⁴

The draft and final inventories of the Moses Porter estate, dated 1756, provided an excellent list of his properties in the Hadley area but little information concerning the physical, layout within the house. Itemizations of special note within the inventories include two slaves (one male, one female child), 6 featherbeds, 5 underbeds, and a complete listing of Moses Porters' books. ¹⁵ The number of beds seemed unusual because the family in residence consisted of Moses, his wife Elizabeth, and their daughter, Elizabeth. His widowed mother lived elsewhere, depending on the Porters for firewood and income. This could indicate that the slaves slept within the house, but no evidence was found to assist in locating their living spaces. If the home followed the typical central hall floorplan, as a floorplan by an unknown family member indicated, there were four rooms on the ground floor: parlor, hall, kitchen, and possibly a bedroom. The second story would have contained two south and two north bedrooms, as dated by the architecture structures report. ¹⁶ (See Appendix A, Figures 2, 3, and 4) The four room floorplan was also supported by the viewpoint of SPNEA member Sumner Appleton on his visit to the house in 1922.¹⁷

Another combination of unusual features appeared on the exterior of the original house. The exterior siding was created using a form of rustication which appears to be unique to the Connecticut River Valley for its composition and for the earliness of the construction date. ¹⁸ The rustication took the form of vertical scoring on two foot boards in one foot increments with beveled edges of the resulting "stones". A double paint finish was given: reddish-brown paint over the "stones" followed by a white paint directed into the scores to resemble mortar. The final treatment was a blasting of the "stonework" with sand, drawing out a resemblance to Connecticut Valley sandstone. This original siding remained intact under the clapboards of the north, south, and east sides and can be readily viewed in the interior of the workroom of the Porter-Phelps-Huntington Foundation in the northern most wall of the south ell. During the analysis for the historical structures report in 1988, it was noted that the rustication was modified over exterior doorframes to mimic a keystone effect. ¹⁹ Photographs taken of the front door of the house during an April 1938 preservation effort of a later Federal style portico revealed that the treatment of the doorframing did not diverge from the rustication process and doorway treatment described above except for the inclusion of a second keystone design above the first. (See Appendix C, Figure 1) It was not recorded where these plans for rustication originated.

Another unique feature of the house's exterior was the inclusion of a hewn overhang on all four sides of the original building between the first and second stories. The inclusion of the overhang indicates that Moses Porter did not follow the latest architectural whims in the Connecticut River Valley as the hewn overhang would have been thought somewhat outdated by the time the house was being constructed. There was some evidence of additional overhang work between the second and third stories, but with the replacement of the original roof with a gambrel roof in 1799, the evidence was not readily visible." By accessing space between the original house and the east wall of the north ell, from the attic, it was still possible to see evidence of the overhang.

As the historical structure report covered the framing and superstructure thoroughly, only a select number of structural details will be covered here. The house was raised on a foundation of

broken rubble on what appeared to be a ditch foundation. No means of analysis of it remained readily available as a concrete foundation was poured in 1922, replacing the original foundation." All major original structural timbers were hewn. Original construction consisted of three nine foot bays, supported by summers and girts evenly spaced and laid out in north-south and in east-west directions." Walls were plankframed and covered by the rustication process described above."

Within the interior, some of the details of this period should be noted as well. The triangular north chimney existed into the present, and evidence indicated that the original south chimney matched its shape. A study of these chimneys revealed the use of corner fireplaces, an unusual detail for the period. ²⁴ The majority of the walls in the original structure appeared to have been covered with "vertical, moulded, feather-edged boards". Interestingly enough, James Lincoln Huntington, the final familial resident of the structure who initiated and managed restoration work in the twentieth century wrote of purchasing a plane in Hadley to copy the existing work." Any modifications made with the purchased plane were not readily discernible.

On the property acquisition front, Moses was not quite as industrious as his forebears had been previously perhaps because the majority of town lands had already been granted to community members. In 1748, Anna Porter, his mother, granted him her third, or right of dower, to the woodlands and "outerlands" of her late husband, including property in Aquavitae (five acres), property in Forty Acres (five acres), and the homelot and its buildings in Hadley (nine acres) on the condition that he supply her and her household with firewood at the house of J. Powell, Jr. for the rest of her natural life." A second deed between the two individuals for just over four pounds of lawful money granted the same property within twelve months of the signing of the deed.i" Why the second deed was needed could not be determined from the information given as both deeds were witnessed and even share one of the same witnesses, Eleazer Porter.

The inventories taken of Moses Porters' estate in 1756 mentioned the house and barn noted in Sarah Porter's diary entry. The property itemizations also indicated the farm's size as 61 acres with skirtland of 50 acres valued at £6665. Additional properties are listed in Fort Meadow (7 acres), in Fort River pastures (20 acres), a lot in the Third Division East parish (no acreage given),

acreage in the Great Swamp (23 acres 99 rods), and a parcel in the Oak Swamp (28 112 acres). The inventories also indicated additional parcels of land in each of Hadley's seven divisions of the Inner Commons.¹ Comparison with the estate listing of Samuel Porter indicate where the property acquisitions occurred; however, no property values are listed on the Samuel Porter estate division document, so no conjecture can be made on the quantity or nature of improvements made by Moses to these properties, if any.

Table One: Comparison between Inner Commons Properties of Samuel and Moses Portera

Division	S. Porter Property Acreage	M. Porter Property Acreage
1, Mount Warner	141 acres 47 rods	141 acres 47 rods
2, Inner Commons	69 acres 113 rods	69 acres 43 rods
3, Inner Commons	58 acres 57 rods (2 lots)	58 acres 57 rods
4, Inner Commons	61 acres 40 rods	61 acres 40 rods
5, Inner Commons	88 acres 123 rods	88 acres 125 rods
6, Inner Commons	14 acres 4 rods	14 acres 4 rods
7, Inner Commons	18 acres 134 rods* * shared with Isaac Chauncey	18 acres 134 rods

Although the comparison showed only slight discrepancies in the acreage of the Second and Fifth Divisions, deeds among the Porter-Phelps-Huntington family papers and on record with the Registries of Deeds in Hampden and Hampshire Counties indicated that Moses Porter was purchasing land between 1745 and 1753. The majority of the land purchased lay in the Forty Acres meadow. Moses also purchased rights and interest in one of the local sawmills during this period. (See Appendix B, Figure 2.)

Upon the death of Moses Porter in the French and Indian Wars on September 8, 1775, his estates passed to the hands of his wife, Elizabeth, where it remained until her death. The properties were possibly managed by one Worthington, a kinsman, until Elizabeth's daughter Elizabeth married Charles Phelps on 14 June 1770.³¹

The Second Generation at Forty Acres: Charles and Elizabeth Phelps, 1770 - 1817

The inclusion of Charles Phelps in the Porter household in 1770 meant that a new hand assumed the management of Moses Porters' properties. With his management came the greatest number of improvements the estate would see from its origin to the twentieth century. ³² (See Appendix A, Figure 2 which gives details of the floorplan by 1820, essentially the same floorplan as completed by the death of Charles Phelps in 1814) This was also a period which family papers covered in some detail, so there were a number of notes about dates and modifications discovered which aid in reading the pasts of the structures under review.

Charles Phelps added two separate ells (original ell addition to west end of house in 1771, followed by a northern addition to that ell, followed by a southern ell) and renovated the original house during his tenure as manager of the estate. The first phase covered the dining room and the pine room downstairs and the prophet's chamber (attic bedroom behind the smokehouse) and parts of the attic upstairs. The second phase added the north kitchen, the hallway connecting the kitchen to the central hall, and the rooms used as bathrooms now. The ell additions are discussed in greater details in a subsequent section, but it should be noted here that much of the domestic chores involved in running the farming operation and the cheese making operation Elizabeth Porter Phelps supervised occurred in these spaces.

Cabinetmaker, joiner, handyman Samuel Gaylord maintained an accountbook from 1766 to 1793 which included several references to his work for Charles Phelps." His work on the house itself also referenced in the diary excerpts from Elizabeth Porter Phelps. Not only did Gaylord contributed to the modifications of the house with windowframes, sashes, plastering work, a smokehouse frame, and some additional unidentified work to the house, he also built coffins for two black servants and at least one child of the Phelps family during this period.:" The unidentified work may very well have been to finish up work on the northern ell and the original house." He also built furniture and materials for the cheesemaking operation. Accounts were still settled in trade more frequently than in cash for the Phelps household, possibly due in part to the magnitude

of modifications occurring under Charles Phelps. Gaylord's accountbook showed trades in kind, including pine and cherry wood, bricks, livestock, salt, and produce, appear to have been unaffected.:" The costs of renovation affected the available funds for material purchases where trade was not an acceptable means of payment, as noted by Elizabeth Whiting Phelps writes from Boston presumably as she was shopping for her dowry:

I shall want some money for clothes -- Thus, Sir, I have stated the matter -- and knowing your circumstances, I think it best, all things considered -- for me to write to our friend at L __ d and gain his consent, to defer all preparation on my part, till next spring -- perhaps it will be difficult, but he is a reasonable man, and I can at least make the attempt. ³⁷

Even two years later, the family still appeared to have limited funds available as Elizabeth Whiting Phelps (now Huntington) indicated in a letter to her mother:

[Speaking of her brother, Charles Porter Phelps] I cannot imagine he can do no business -- and idleness will not suit him or my father -- I fear his views as to living are so high -- that he will be obliged to expend too fast considering how much it has cost you & my father to build up the estate ³⁸

There is also a possibility that Charles Porter Phelps, Charles Phelps' son, was involved in the planning of the house's renovation, first because the updates to the original house were being made in preparation for his move back home with his new bride, as referenced earlier and secondly because of his reputation for being an amateur architect, at least in the eyes of his sister:

If you are not extremely hurry'd, & have ever a leisure moment -- I wish you would send a plan of a meeting house -- the good people of Hadley talk a great deal of building one -- & as I have seen specimens of your talents that way -- I should like to see your constructions ³⁹

The historic structure report (1988) made mention of an allusion in Charles Porter Phelps' writings to his active participation in these renovations:

I closed my law office and business on the 1st of April 1799 and removed to Hadley [from Boston], where I was occupied till late in the autumn superintending the alterations and repairs of my father's home to render it convenient for the accommodation of two families, as I proposed to bring my wife there in the early spring "

An ell was added to the northern elevation of the original structure in 1771. That this ell was an addition can be determined from the existence of a second story window in the original structure covered over with the addition of the ell and from the original siding of the western elevation as seen from the house's attic. The window was restored under the supervision of James Lincoln Huntington in the 1930s and can be seen in Appendix C, Figure 18. Part of the intent in its construction appeared to have been the expansion of kitchen space as the first phase of the ell's construction added a kitchen where the sitting/dining room stands today. There was also evidence of the ell's siding being rusticated before being covered with clapboards."

The kitchen was raised on April 15, 1771, as noted by Elizabeth Porter Phelps in her diary." Between 1772 and 1773, Charles Phelps' father came to assist with the plastering, and joiners arrived to finish up the remaining work." It may be that Samuel Gaylord oversaw this work as part of the work attributed to Charles Phelps' employment of him dated to this period. The whitewashing of the kitchen chamber seemed to be at least a periodic event. There were notations in Elizabeth Porter Phelps' diaries indicating such activity in 1792, 1804, and 1811.⁴⁴ In fact, whitewashing occurred throughout the house; evidence of the practice is still readily visible.

The kitchen was converted to a sitting/dining room (the function it presents today) after the addition of the first ell and before the addition of the second. Most likely, it dated to the period of construction of the north kitchen, both because the kitchen functions had to be performed somewhere in the house and because the Federal style paneling in each room is similar and comparable to, though less elaborate than, the paneling in the Long Room and Central Hall. with the conversion of the kitchen to its new function, the fireplace, linked to a chimney in the ell, underwent some alterations, becoming shallower in scope than in its original form. Also, the new bolection moulding was a simpler version of the bolection moulding in the Long Room. The original dimensions of a cooking fireplace could be discerned from a closet in the pantry area adjoining the sitting/dining room. In addition to a possible coat of whitewash, the sitting room was definitely painted in 1804. In her diary, Elizabeth Porter Phelps made notes of a Mr. Plumbley arriving to carry out the task.⁴⁵ There were earlier notations of painting in certain of the

other rooms though distinctly not all of them (she seemed to indicate whitewashing activities separately, so it seems likely that this situation really reflected painting) in 1785.⁴⁶ The sitting/dining room also contained folding window shutters as compared to the sliding shutters found in the Long Room and in the first floor northeast bedroom." (See Appendix C, Figure 6).

Another room constructed during the addition of the first ell was a keeping room, noted as the milk room in the 1820 depiction. From the family correspondence, it appears that Elizabeth Porter Phelps when ill, had one of the slave's beds (Mine's) moved into the keeping room so that she recuperate in warmth and oversee the household at the same time.⁴⁸ This room was unusual for its pine paneling which was later "discovered" and restored by the last owner from within the family, James Lincoln Huntington, in the 1920s, hence the term "Pine Room" used by Huntington in his correspondence and marketing materials for the historical house museum." (See Appendix C, Figures 10 and 11)

Most of the paneling in the keeping room was very simple when compared to the other first floor rooms: beaded edges on vertical board partitions with the additional detail of raised panels over the fireplace. Evidence of whitewashing can still be seen. The southern wall was modified when the south ell was added later, and the eastern wall was modified at some point in the twentieth century by closing up a doorway north of the fireplace.⁵⁰ (See Appendix C, Figures 10 and 11)

Connected to the keeping room and to the sitting/dining room was a new, third kitchen, known as the North Kitchen, and its small ancillary rooms - now bathrooms - to the west and east sides of the kitchen, added to the original ell in 1799 and referred to in the earlier description given of the sitting/dining room. In addition to its simplified Federal style wall details, it also contained a large cooking fireplace with attached swing bar and bounded on the right with a cooking oven. The exterior was framed by bolection moulding demonstrating the same simplicity noted on the moulding surrounding the sitting/dining room fireplace. (See Appendix C, Figures 7 and 8)

The final addition to the house under the supervision of Charles Phelps was, most likely, the south ell (1797). Its function appeared to be strongly utilitarian, for the farm (probably in

feeding hired help) for preparation and storage in the cheesemaking room, and likely for other domestic activities. Based on the evidence, this addition consisted of a kitchen, the aforementioned cheese room, and a woodshed. The woodshed was originally constructed in 1771 against the south elevation of the original ell, but a replacement woodhouse was made part of the south ell in 1797.⁵¹ The structure report gave the greatest assistance in interpreting these spaces by pointing out the consistency of the framing, indicative of a single episode of construction.

As mentioned earlier, a number of changes to original structure occurred while Charles Phelps resided as head of the household. As Elizabeth Whiting Phelps (soon to be Huntington) writes to her future sister-in-law: "The house is undergoing a complete repair -- and may I not hope you will soon make it your dwelling?"

Part of the "repair" referenced was the replacement of the original pitched roof with a more stylish gambrel roof, also opening up the possibility of additional room on the upper stories of the house *in* preparation for the anticipated, but unrealized, inhabitation of the house by Charles Phelps and his bride in 1799.⁵³ According to the historical structure report, all of the original roofing was replaced down to the plates of the of the original house by new sash sawn timbers. Thorough structural investigation was reported in the structures report and will not be repeated here, with the exception of noting that the framing for the new roof was not intended to mesh with the existing framing of the house, most likely to speed along the process of re-roofing the house as it was still being occupied. ⁵⁴

Just after the roof was replaced, the south chimney was also replaced, resulting in the removal of the original triangular chimney shape." (See Appendix A, Figure 4.) This chimney did have a rough fireplace constructed for attic access. There were at least two upstairs spaces modified into the original structure by the end of this overhaul. One of these, left initially unfinished, became a bedroom by the nineteenth century, housing one of Dan and Elizabeth Huntington's sons (the Prophet's Room, 1870s) while the room at the facing the stairs, just before the Prophet's Room, housed a smokehouse. From notations in Samuel Gaylord's accountbook, the framing of the smokehouse (unclear whether it was a reference to this structure or to a separate outbuilding)

was constructed in 1788 and could have been installed before the reconstruction of the roof was addressed, although the rebuilding of the chimneys noted by Elizabeth Porter Phelps in 1794 made this seem unlikely." Unfortunately, Samuel Gaylord's accountbook ended with entries dated 1793, so it was unclear as to whether he participated in the 1794 - 1799 suite of renovations. (See Appendix C, Figures 14 and 15.)

A second phase of the renovation involved the encasement of the rusticated siding with clapboards in which the overhang was deliberately masked. Paralleling these changes was the replacement of the existing windows with a 9X9 window frame and sashes. ⁵⁷

The major changes to the original structure included updates to the formal rooms and to the formal entrance to the house to bring their appearances into a more fashionable mode for the time. The interior of the original house was updated to a style influenced by the Federal Period. Both the accountbook of Samuel Gaylord and Elizabeth Porter Phelps' diary both noted his work on the house specifically with joinery work and plastering which, if the structure report is correct as the timing matches, would indicate that he was the joiner responsible for the updates made within the interior. ⁵⁸

The Central Hall demonstrated an effective interpretation of Federal period styles by the joiner involved. The paneling was altered from vertical, moulded, feather edged boards uncovered beneath the paneling in 1988 by the historical consultants.ⁱ The detailing of the wainscot, baseboards, and crown moulding found in the hall bore strong resemblance to paneling and moulding found in several of the upstairs bedrooms (the north-east, south-east, and, I think, the north-west chambers). (See Appendix C, Figure 2 and Figure 13.) It was difficult to interpret the mouldings further as they altered by panel and by room, and there was some evidence that James Lincoln Huntington had purchased a plane for the purpose of restoring mouldings during his restoration of the house in 1922.⁶⁰

One of the major shifts was the conversion of the two first floor rooms on the south side (parlor and presumably the kitchen) which were merged into a single formal space, used as indicated in personal papers as "the principal space for entertaining in the house." The Long Room

resulted from an elongation of the parlor in 1799 and contained (and still contains) the best examples of the updates made during this period. Because these alterations remain, for the most part, untouched by subsequent inhabitants and even restored to some extent by James Lincoln Huntington, the last family member to make the home his residence for any period, many of the Federal Period details remained visible into the present. When compared to the plates in Asher Benjamin's The Country Builder's Assistant (1797), there were striking resemblances."

Fireplace moulding including the treatment of the mantle resembled a modest interpretation of illustrations in Plates 17 and 18—and to designs published after the modifications to the house in 1806, Plate 37 of Benjamin's The American Builder's Companion. The pattern of four strike marks and the presentation of the mantelpiece fitted nicely with the basic constructs Benjamin was suggesting. The reconstruction of the south chimney dated to this period as well, so the fireplaces on the second and third floors opening onto a shared flue should also date to this period and not earlier, especially with the notations in Elizabeth Porter Phelps' diaries as to the rebuilding of the south chimney."

The construction of the archway in the Long Room, suggested the cornice designs incorporated by Benjamin in The Country Builder's Assistant as well. The later Benjamin work included examples of the dentals and rope details of the archway and wall paneling in Plate XXVI.⁶⁴ (See Appendix C, Figures 3 and 4)

The addition of the federal style portico was made during this period to the front (east) entrance of the house. (See Appendix C, Figures 1 and 16) The pillar styles were reflective of designs found in at least two of Asher Benjamin's builder guidebooks. The front, rounded columns and the back rectangular columns set against the house of the Federal Period portico resembled the Doric columns treated by Plate IV in Benjamin's The Country Builder's Assistant or possibly the lines of the Tuscan columns discussed in The American Builder's Companion, the same influences found in the interior designs." (See Appendix C, Figures 1 and 16)

Much of the rest of the space in the original structure was used as bedrooms by 1800. At least one of the bedrooms appeared to have been converted for use by the Widow Porter, Elizabeth

Porter, possibly one of the rooms in the second story of the original structure. Even though the north and south chimneys were already in place by the time this diary entry was made, there was some evidence of a later fireplace being added in the northeast chamber of the second floor. The rest of the fireboxes in the north side of the original house appeared to be intact as first built with some lining additions." (See Appendix C, Figure 13)

The east first-floor bedroom (opposite the Long Room) contained federal style woodwork as well which appeared to date to the period of updates in the Long Room and Central Hall, with the fireplace's bolection moulding and wood paneling as representative examples. Its fireplace opened into the triangular north chimney, as did the bedroom (later a study known as the Bishop's Room) opposite its west wall. Like the dining/sitting room, it contained Federal style shutters which could slide into the walls. The door and shutters also appeared to be original to the room based on the visible hinge types (H-L) and nail heads."? (See Appendix C, Figure 9; note that the wallpaper in the photograph no longer exists in the room)

The bedroom known as the Bishop's Room did not receive the same federal style treatment as the bedroom just discussed. The historic structure report (1988) gave evidence of an 1840 remodeling of the room, the details of which, if they had been available, would have provided a means of understanding the earlier uses and interiors of the chamber."

As for the upstairs bedrooms, the original alignment of the rooms was difficult to trace because the removal of the original triangular south chimney and its replacement chimney resulted in a restructuring of the walls in 1799. The location of the original wall in the southeast bedroom appeared to be marked in an uneven vertical area in the plastering. After the re-engineering of the chimney and the wall, the south-east bedroom had complete access to the new fireplace. The southwest bedroom no longer accessed the chimney. The only other structural detail to be covered here for the southwest bedroom was the modification of its walls to cover any beam work exposed in the walls of the original 1752 construction of the house."?

The northern bedrooms appeared to date from the construction of the original structure. The northeast bedroom contained the fireplace most likely mentioned in Elizabeth Porter Phelps'

diary."? The two northern bedrooms were connected by a door, the origins of which could not be easily discovered. Interior design within these chambers seemed to have been updated to a Federal style, probably dating to the Federal style woodwork on the first floor. (See Appendix C, Figures 12 and 13)

Finally, as a last comment on the original structure, in most houses dating to the 1750s, a cellar of some kind would have been part of the original structure. There was still no mention of a cellar really, with the exception of a possible allusion within family letters:

... the water jest began to come into our lot early yesterday morning & by bed-time it was nearly over the top wooden stair of the three steps leading from the platform on the west side of the house off into the grass ground the water was never known to be so high by many inches -- many cellars are full in Hadley & I think more in Hatfield, we are greatly favoured."

The evidence feels too tangential to really support the argument one way or another without corroborating evidence.

As with the modifications and additions to the house, there were a number of improvements related to outbuildings and landscaping dating to this generation of the family. At least four wells were dug during this generation of the family. There was a notation in Elizabeth Porter Phelps' diary of October 15, 1767 that assistance had been given and a new well dug by the house." By 1792, a second well had been dug and completed." Another entry indicated the completion of the digging for a well at the barn in February 1772.⁷⁴ There was mention in Elizabeth Porter Phelps' diary of some additional buildings constructed during this period: a house on the Mountain Lot near the Mills for Samuel Sneel (1774), the raising of a tanning house (1781), the raising of a cider mill house (1785), and the raising of a saw mill (1786).⁷⁵

Between 1771 and 1800, a series of outbuildings were constructed and modified. A new barn was raised in 1782 and involved timber from the estate lands and the efforts of a number of individuals." A pump was added in 1793.⁷⁷ Another barn was raised in 1805, possibly replacing the original structure." The barn was later given to Hadley for use as a Farm Museum and moved and renovated to hold historical agricultural objects. By 1795, a chaise house was constructed

between the house and the barn." (See Appendix C, Figures 17 and 20) A stoop was added across the western elevation of the house, backing the length of the northern and southern ells. (See Appendix C, Figure 19) During harvest time, this space provided dining space for those working the fields. In one of her letters dated 1801, Elizabeth Porter Phelps recorded the following: " ... harvest day, & there are now in our stoops more than 20 eating supper.. ..",⁸⁰

It is known that the Phelps family employed the services of a Scotsman, a prisoner of war voluntarily remaining with the family after the war's end named John Morison." Morison managed the landscaping of the estate grounds, both for the formal and the kitchen gardens. Seeds for his gardens were imported to Hadley from Boston at his request. There are several allusions within family letters to new lists or existing orders of seed packets for the estate. One example is as follows:

.. .I believe I should not so soon have intruded on your precious time -- had not Mr. Morison been teasing me into it -- he wishes once more to request you to purchase some flower and kitchen garden seeds -- of which I send enclos'd a list ⁸²

Charles Phelps also took in indentured servants, boys indentured by their families to Charles Phelps to learn husbandry until the age of 21 as well as sponsoring work for at least one individual, Timothy Buggy, rather than send him to the House of Correction or the Work House. ⁸³ No indication was given as to where these individuals lived on the estate, only that Charles Phelps was responsible for their room, board, and clothing.

One of Charles Phelps' greatest achievements in terms of property development was the acquisition of approximately .500 additional acres during his tenure at the helm. His efforts managed to draw back in even the Brookfield properties Samuel Porter had granted to Samuel Porter, Moses Porters' brother. during the division of his estate in response to a dispute among Samuel Porter's heirs." A tax assessment of his estate in 1777 indicated that he now held 72 acres of meadowland, 141 acres on Mount Warner, 80 acres opposite the house, 97 acres on the Mill River, and 42 acres at north Fort River in addition to his house and outbuildings." The number was roughly equivalent to the acreage held by Moses Porter at his death (roughly 440 acres plus

house and outbuildings), but the deeds indicated much activity on this front. (See Appendix B, Figures 3 and 4) His land acquisitions within the Hadley area were recorded during the 1780s and 1790s primarily. The estate division of Charles Phelps, dated December 31, 1817, showed a sum total of approximately 450 acres divided between Charles Porter Phelps and Elizabeth Huntington, with Elizabeth Huntington receiving the "Mansion House & Buildings" and Charles Porter Phelps receiving considerably more property on Mount Warner. (See Appendix B, Figure 4.) More property acquisitions were made outside of the immediate area as part of that acreage increase, it may be that much of the acquired land was passed to his children and not noted in deed or estate form.

When Charles Porter Phelps and his new bride remained in Boston, Charles Phelps' plans for the estate shifted. Lack of income and room for children brought Charles Porter Phelps' sister Elizabeth and her minister husband Dan Huntington back to Forty Acres. Upon the distribution of Charles Phelps' estate, the house and surrounding lands passed into the hands of Elizabeth and Dan Huntington.

The Third Generation at Forty Acres: Dan and Elizabeth Huntington

Little evidence of modifications to the house or lands could be found in the papers of this generation. More mention was made of religious and educational issues than of daily operational issues, reflecting the shift in the family's activities to a more philosophical than practical level. During this period, the house became less of a central residence for the family, and the only major change noted was the addition of stoves in the 1830s. As a special aside, the first officially noted contact with a professional architect was made during this period; the daughter of Charles Porter Phelps married the son of architect Charles Bullfinch."

In terms of property distributions, the land was still being parceled out to family members. In 1833, Dan and Elizabeth granted "for love and affection and one dollar" approximately 24 acres of land in the Forty Acres plot along the Connecticut River to sons Theophilus P. and Theodore G. Huntington. V Other plots were sold to family members later as well.

Brief Summary of Subsequent Modifications to the Estate

After the third generation passed on, the remaining properties and the house were acquired by Frederic Dane Huntington in 1855 from his siblings and managed by him until his death. By his death, the value of the estate is given at \$7000.⁸⁸

In addition to adding a cellar underneath the whole house, James Lincoln Huntington, one of Frederic Dane Huntington's sons, began actively modifying the above ground structure in 1922 by adding bathrooms, off of the North kitchen and over the dining room, enlarging bedrooms in the second story, opening up the dining room fireplace again, and restoring the shutters and the closet door of the North kitchen, all work overseen by Harry Shepley of the firm Shattuck and Coolidge." Between 1927 and 1928, the roofs of the shed and the old stoop along the west side of the house were replaced. James Lincoln Huntington also demolished the original sheds between the house and the Chaise House, later replacing them with a series of garage stalls designed on the exterior to copy elements of the earlier structure (i.e. use of arches over doorways)." (See Appendix C, Figure 17)

On July 29, 1948, the Commonwealth of Massachusetts granted a charter for the establishment of the Porter-Phelps-Huntington House, Inc.⁹¹ The house and immediately surrounding lands were being transformed into the historical house museum operating on the site today. Throughout the 1950s, the journal and scrapbook entries indicated the financial burden that the estate had become to James Lincoln Huntington and to both his first and second wives, including discussions of selling off the furniture from both the Chaise and the original houses. The town came through and helped to establish the funding needed to convert the house into museum space and to refurbish the treasury with money for the Foundation's operating costs and initiated the form of curatorial management maintained in the house to this day."

Conclusion

Overall, there were an incredible number of architecturally related details covered within family papers, although, unfortunately, very little concerning structural details of the outbuildings. The house does serve though as an excellent source for understanding architecture in the Connecticut River Valley before 1800 and will, hopefully, continue to do so for years to come. With additional paint analysis, another treasure trove of information waits for translation. The question, as with many historic homes, becomes where to find the funding required for further preservation and research. Fortunately, this is addressed in part by a number of papers authored by students at local colleges and the university which explore some of the material culture of the house. It may be that some of this research can further knowledge about the house in needed areas. The curator is aware of these resources and considerably helps to focus research efforts on areas needing further exploration. This work should be considered a contribution to that end.

- ¹ Sylvester Judd, History of Hadley (Springfield: H.R. Hunting and Company, 1905), 11 - 16, 24 - 26, 38.
- ² *Ibid.*, 27 - 28; James Lincoln Huntington, "How and Why the Families of Porter, Phelps, and Huntington Came to Hadley and Built the House at Forty Acres," an address given June 25 and August 13, 1996 to family reunion participants, copy held at Charles Flynt Library, Old Deerfield, Massachusetts; Andrew Raymond, "A New England Colonial Family: Four Generations of the Porters of Hadley, Massachusetts," New England Historical and Genealogical Register (July 1975), 100 - 101.
- ³ Judd, 90.
- ⁴ *Ibid.*, 203.
- ⁵ Estate of Samuel Porter, Sr., Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated March 30, 1709.
- ⁶ Judd, 72.
- ⁷ *Ibid.*, 190 - 191.
- ⁸ Raymond, 100 - 101.
- ⁹ Judd, 272 - 280.
- ¹⁰ Will of Samuel Porter, Jr., Registry of Probate, Hampshire County, dated August 3, 1722.
- ¹¹ Inventory for the Estate of Samuel Porter, Jr., Registry of Probate, Hampshire County, dated July 14, 1724; Additions to Inventory for the Estate of Samuel Porter, Jr., Registry of Probate, Hampshire County, dated February 12, 1739 - 1740; Additional Inventory for the Estate of Samuel Porter, Jr., Registry of Probate, Hampshire County, dated September 8, 1780 (internal notation of 1729 - 1730).
- ¹² Judd, 282 - 287.
- ¹³ Inner Commons Estate Divisions of Samuel Porter, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated April 25, 1769 and August 14, 1773.
- ¹⁴ Sarah Porter Diary, Boltwood Room, Jones Library, Amherst, entries from May 27, 1752 and December 5, 1752.
- ¹⁵ Estate Inventory of Moses Porter, Box 172 Folder 13, Porter-Phelps-Huntington Collection, Amherst College Special Collections, 1756; Official Estate Inventory of Moses Porter, Box 172 Folder 14, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated March 8, 1756.
- ¹⁶ Floorplans for Original Layout and 1820 Layout of the Porter-Phelps-Huntington House by an Unknown Family Member, Porter-Phelps-Huntington Collection, Amherst College Special Collections, undated; Drawings 8 and 9 from Adams and Roy Consultants, Inc., Historic Structure Report: Porter-Phelps-Huntington House, Hadley, Massachusetts (Portsmouth: 1988), unpublished, Porter-Phelps-Huntington House, Inc. Collection.
- ¹⁷ Scrapbook and Journal of James Lincoln Huntington, Box 80A, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated November 15, 1922.
- ¹⁸ Adams and Roy Consultants, Inc., Historic Structure Report: Porter-Phelps-Huntington House, Hadley, Massachusetts (Portsmouth: 1988), unpublished, Porter-Phelps-Huntington House, Inc. Collection, ix.
- ¹⁹ *Ibid.*, 6 - 7.
- ²⁰ *Ibid.*, ix; Abbott Lowell Cummings, The Framed Houses of Massachusetts Bay, 1625 - 1725 (Cambridge: Harvard University Press, 1979), 113.
- ²¹ Adams and Roy Consultants, Inc., 1. Scrapbook and Journal of James Lincoln Huntington, Box 80A, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated May 4, 1922.
- ²² Adams and Roy Consultants, Inc., 1 - 2.
- ²³ *Ibid.*, 4.
- ²⁴ *Ibid.*, 13 - 14.
- ²⁵ [*ibid.*, 15.
- ²⁶ Scrapbook and Journal of James Lincoln Huntington, Box 80A, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated May 14, 1922.
- ²⁷ Deed from Anna Porter, Grantor, to Moses Porter, Grantee, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated March 1, 1748.
- ²⁸ Deed from Anna Porter, Grantor, to Moses Porter, Grantee, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated December 4, 1754.

- ²⁹ Estate Inventory of Moses Porter, Box 172 Folder 13, Porter-Phelps-Huntington Collection, Amherst College Special Collections, 1756; Official Estate Inventory of Moses Porter, Box 172 Folder 14, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated March 8, 1756.
- ³⁰ Inner Commons Estate Divisions of Samuel Porter, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated April 25, 1769 and August 14, 1773; Estate Inventory of Moses Porter, Box 172 Folder 13, Porter-Phelps-Huntington Collection, Amherst College Special Collections, 1756; Official Estate Inventory of Moses Porter, Box 172 Folder 14, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated March 8, 1756.
- ³¹ James Lincoln Huntington, Forty Acres: The Story of the Bishop Huntington House (New York: Hastings House, 1949).
- ³² James Lincoln Huntington, "How and Why the Families of Porter, Phelps, and Huntington Came to Hadley and Built the House at Forty Acres," an address given June 25 and August 13, 1996 to family reunion participants, copy held at Charles Flynt Library, Old Deerfield, Massachusetts.
- ³³ Accountbook of Samuel Gaylord, 1766 - 1793, Pocumtuck Valley Memorial Association Library Collections, Historic Deerfield.
- ³⁴ Ibid., dated April 29, 1775, December 10, 1776, and February 5, 1781; Ibid., unidentified work dated June 13, 1775, plastering work undated, windowframes and sashes dated February 5, 1781 and September 21, 1786, smokehouse frame dated September 13, 1788.
- ³⁵ Elizabeth Porter Phelps diary, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated May 23, 1775, June 19, 1775, July 16, 1780, September 23, 1780.
- ³⁶ Ibid., see entry dated November 17, 1777.
- ³⁷ Letter from Elizabeth Whiting Phelps (Huntington) to her father, Charles Phelps, Box 12 Folder 13, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated September 20, 1800. Possibly a shopping expedition in preparation for her marriage to Dan Huntington, January 1, 1801.
- ³⁸ Letter from Elizabeth Porter Phelps to her daughter, Elizabeth Whiting Phelps Huntington, Box 13 Folder 1, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated September 3, 1801.
- ³⁹ Letter from Elizabeth Whiting Phelps (Huntington) to her brother, Charles Porter Phelps, Box 12 Folder 15, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated May 1796.
- ⁴⁰ Adams and Roy Consultants, Inc., Historic Structure Report: Porter-Phelps-Huntington House, Hadley, Massachusetts (portsmouth: unpublished, 1988), 11.
- ⁴¹ See also, Adams and Roy Consultants, Inc., 38 - 41, 45 - 46.
- ⁴² Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated April 15, 1771.
- ⁴³ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated November 9, 1772 and October 27, 1773.
- ⁴⁴ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated April 29, 1792, May 19, 1804, May 21, 1804, April 22, 1811.
- ⁴⁵ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated May 21, 1804.
- ⁴⁶ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated December 29, 1785.
- ⁴⁷ Adams and Roy Consultants, Inc., 43 - 44, 47 - 50.
- ⁴⁸ Letter from Elizabeth Porter Phelps to her daughter, Elizabeth Whiting Phelps Huntington, Box 6 Folder 1, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated March 2, 1801.
- ⁴⁹ Adams and Roy Consultants, Inc., 50; Scrapbook and Journal of James Lincoln Huntington, Box 80A, Porter-Phelps-Huntington Collection, Amherst College Special Collections.
- ⁵⁰ Adams and Roy Consultants, Inc., 54 - 56.
- ⁵¹ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated November 8, 1771, November 20, 1797; Adams and Roy Consultants, Inc., 42 - 43.
- ⁵² Letter from Elizabeth Whiting Phelps (Huntington) to Sarah Parsons, fiancee of her brother Charles Phelps, Box 12 Folder 19, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated July 18, 1799.
- ⁵³ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections,

Amherst College, dated May 2, 1799.

⁵⁴ Adams and Roy Consultants, Inc., 10 - 13.

⁵⁵ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated June 8, 1799.

⁵⁶ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated March 25, 1794.

⁵⁷ Adams and Roy Consultants, Inc., xi, 5 - 6.

⁵⁸ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated May 23, 1775, June 19, 1775, July 16, 1780, September 23, 1780.

⁵⁹ Adams and Roy Consultants, Inc., 15.

⁶⁰ Adams and Roy Consultants, Inc., 17; Scrapbook and Journal of James Lincoln Huntington, Box 80A, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated May 14, 1922.

⁶¹ Adams and Roy Consultants, Inc., 26 - 28.

⁶² Asher Benjamin, The Country Builder's Assistant (Greenfield: publisher unnamed, 1797).

⁶³ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated June 8, 1799.

⁶⁴ Benjamin, 65.

⁶⁵ Ibid.

⁶⁶ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated January 11, 1782; Adams and Roy Consultants, Inc., 13 - 14.

⁶⁷ Adams and Roy Consultants, Inc., 19 - 23.

⁶⁸ Ibid., 24 - 26.

⁶⁹ Ibid., 30 - 33.

⁷⁰ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated January 11, 1782.

⁷¹ Letter from Elizabeth Porter Phelps to her daughter, Elizabeth Whiting Phelps Huntington, Box 6 Folder 1, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated March 16, 1801.

⁷² Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated October 15, 1767.

⁷³ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated November 23, 1792.

⁷⁴ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated February 22, 1772.

⁷⁵ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated November 5, 1774, April 8, 1781, September 24, 1785, December 2, 1785, December 15, 1786.

⁷⁶ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated March 7, 1782, May 27, 1782.

⁷⁷ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated November 8, 1793.

⁷⁸ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated June 10, 1805.

⁷⁹ Diary of Elizabeth Porter Phelps, Box 8 Folder 3, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated May 18, 1795.

⁸⁰ Letter from Elizabeth Porter Phelps to her daughter, Elizabeth Whiting Phelps Huntington, Box 6 Folder 1, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated July 5, 1801.

⁸¹ Lincoln, 11.

⁸² Letter from Elizabeth Whiting Phelps (Huntington) to her brother, Charles Phelps, Box 12 Folder 15, Porter-Phelps-Huntington Collection, Special Collections, Amherst College, dated April 13, 1798.

⁸³ Deeds of Indenture, Box 4 Folder 32, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated August 15, 1774, February 11, 1783, and January 12, 1807.

⁸⁴ Deed from Solomon and Mary Williams, Ruth Steel, Elisha and Eleazer Porter, Moses Marsh, Daniel Marsh, and

Samuel Marsh, Grantors, to Charles and Elizabeth Phelps, Grantees, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated January 12, 1773.

⁸⁵ Tax Assessment of Charles Phelps, Box 4 Folder 16, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated February 1, 1777.

⁸⁶ Scrapbook and Journal of James Lincoln Huntington, Box 80B, Porter-Phelps-Huntington Collection, Amherst College Special Collections, four notes, undated.

⁸⁷ Deed from Dan and Elizabeth W. Huntington, Grantors, to Theophilus P. and Theodore G. Huntington, Grantees, Box 16 Folder 6, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated December 13, 1833.

⁸⁸ Estate of Frederic D. Huntington, Box 28 Folder 9, , Porter-Phelps-Huntington Collection, Amherst College Special Collections, date not recorded.

⁸⁹ Scrapbook and Journal of James Lincoln Huntington, Box 80A, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated May 4, 1922.

⁹⁰ James Lincoln Huntington, Forty Acres: The Story of the Bishop Huntington House(New York: Hastings House, 1949), *si*.

⁹¹ Letter from William E. Dwyer, Northampton, to James Lincoln Huntington, Hadley, Box 80A, Porter-Phelps-Huntington Collection, Amherst College Special Collections, dated October 6, 1948.

Appendix A: Maps and Plans

- Figure 1. Copy of Map of Hadley, Forbes Library, Northampton, dated 1897 as tracery of 1795 original.
- Figure 2. Copy of Floorplans for Original Layout and 1820 Layout of the Porter-Phelps-Huntington House by an Unknown Family Member, Porter-Phelps-Huntington Collection, Amherst College Special Collections, undated.
- Figure 3. Copy of Drawing 8 from Adams and Roy Consultants, Inc., Historic Structure Report: Porter-Phelps-Huntington House, Hadley, Massachusetts (Portsmouth: 1988), unpublished, Porter-Phelps-Huntington House, Inc. Collection.
- Figure 4. Copy of Drawing 9 from Adams and Roy Consultants, Inc., Historic Structure Report: Porter-Phelps-Huntington House, Hadley, Massachusetts (Portsmouth: 1988), unpublished, Porter-Phelps-Huntington House, Inc. Collection.
- Figure 5. Copy of Drawing 6 from Adams and Roy Consultants, Inc., Historic Structure Report: Porter-Phelps-Huntington House, Hadley, Massachusetts (Portsmouth: 1988), unpublished, Porter-Phelps-Huntington House, Inc. Collection.
- Figure 6. Copy of Drawing 7 from Adams and Roy Consultants, Inc., Historic Structure Report: Porter-Phelps-Huntington House, Hadley, Massachusetts (Portsmouth: 1988), unpublished, Porter-Phelps-Huntington House, Inc. Collection.
- Figure 7. Copy of Drawing 10 from Adams and Roy Consultants, Inc., Historic Structure Report: Porter-Phelps-Huntington House, Hadley, Massachusetts (Portsmouth: 1988), unpublished, Porter-Phelps-Huntington House, Inc. Collection.

Appendix B: Estate Information

- Figure 1. Inner Commons Estate Divisions of Samuel Porter,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
dated April 25, 1769 and August 14, 1778
- Figure 2. Hadley Property Purchases by Moses Porter, 1745 - 1753
- Figure 3. Hadley Property Purchases by Charles and Elizabeth Phelps, 1770 - 1817
- Figure 4. Hadley Property Sales by Charles and Elizabeth Phelps, 1770 - 1817
- Figure 5. Estate Division of Charles Phelps,
Box 4 Folder 33, Porter-Phelps-Huntington Collection, Amherst College Special
Collections, dated December 1, 1817.

Figure 2: Hadley Property Purchases by Moses Porter, 1745 - 1753

Date	Grantor	Amount	Acreage	Location
24 Feb 1745 ¹	Elisha and Anna Allis of Hatfield	£300, old tenor	unstated, but includes edifices	1/2 of J. Marsh's house lot: N - Full lot bounds Montague's house lot; this parcel bounds N on north half of lot S - S. Porter's house lot E - highway W - town street
4Apr 1749 ¹	Benjamin Church, Jr.	£44, old tenor	unstated	Fourth Division, Inner Commons, in Great Swamp, N - B. Church S - N. Kellogg E, W - Highways
16 Oct 1740/	Eleazer Porter	£1000, old tenor (~£133, lawful)	13 acres	In Forty Acres, N - Smith S - I. Smith E- highway W - Great River
10 Jan 1750 ¹	Enos Nash	£12, lawful	unstated	Third Division, East Precinct S- Coleman N - Craft W - highway E - town bounds
16 Apr 1751 \	Josiah Chauncey	£1, lawful	all acreage in lot with the exception of rights to sheep pasture	Undivided lands in First Precinct
16 Oct 1751	Elizabeth Payson of Woodflock, Worcester County	£60, CT bills	25 acres	In Forty Acres, N - N. Cook, S - R. Way E - meadow fence W - highway (formerly S. Patridge's lot)
12 Dee 1751 ¹	Joseph Smith	£12	5 acres	In Forty Acres, N - Moses Porter S - Barnard E - Highway W - mowing land

20 Mar 1752 ¹	John Smith	£8	unstated	North of Mill River, Fourth Division N - S. Porter S - C. Smith E, W - hi ohways
20 Oct 1752 ¹	Nathaniel Mountague	£20	between 5 and 6 acres	In Forty Acres, S - Church N - Bamard E - highway W - river, under the hill
20 Oct 1752 ¹	Nathaniel Mountague	part of same sale above	less than 2 acres	In Forty Acres, part of John Smith' s lot
16 Jan 1753 ¹	John Mountague	£12	10 acres	In Forty Acres, S - C. Smith N - Seldons W - highway E - fence
25 Jan 1753 ¹	John Church	£30	7 acres	In Forty Acres, W - Great River E - old Meadow Ditch N - Mountague S - Cook
4 May 1753 ¹	Benjamin Smith	£11	unstated	117th of total rights and interest in Saw Mill by the Grist Mill, First Precinct

¹ Deeds in the Porter-Phelps-Huntington Collection, Amherst College Special Collections, Box 3 Folders 6 and 7.

² Deeds on record with the Registry of Deeds, Hampden County. Note: due to time constraints, not all deeds were recorded from this source.

**Figure 3: Hadley Property Purchases by Charles and Elizabeth Phelps,
1770 - 1814**

Date	Grantee	Amount	Acreage	Location
9 Sep 1770 ¹	John and Rhoda Montague	£3	5 acres	Skirts of Forty Acres (Lately of Grace Seiden): N - C. Marsh S - M. Porter, dec. E - meadow fence W - hishway
25 Sep 1770 ¹ &3	Petitiah Smith	£2, 8 shillings	unstated	Upper Skirts of Forty Acres: N - Ralfe Way ("a Negro man") S - C. Smith E - Great Hill W - Highway leading from Hadley to the com mill
7 Jan 1771 ¹	Azariah Dickinson	£8, lawful money	8 acres	Skirts of Forty Acres: N - M. Porter's heirs S - C. Phelps (formerly E. Marsh) E - Old Forty Acre Fence W - County Road leading from Hadley to Sunderland
12 Jan 1771 ¹	Ebenezer Marsh	£8	8 acres	Forty Acres: N - A. Dickinson S - C. Phelps E - Ditch W -Hishway
28 Sep 1773 ¹	Joseph Hubbard	£10	2 lots Mill Plain: 29 Fifth Division: 14	Mill Plain: N - T. Highland S - W. Cook, Jr. E- Highway W -Highway Fifth Division: .N - Highway S - Mountain E - J. Marsh's heirs W - S. Porter, dec.

23 Dec 1777'	Benjamin Smith	£36, lawful money	36 acres	Lot #58, Fifth Division, Inner Commons N - Mill River S - Tract 113 E - S. Porter W - C. Partridge, Highway
2 Jan 1783'	Benjamin Smith	£100, lawful silver money	2 lots His home lot: 10 Another by home lot: 5	Home Lot, including buildings, edifices: N - School Estate S - unstated E - Sunderland Road and the Mill River W - Ditch dividing land and meadow Other Lot: N - I. Williams S - E. Porter E - Ditch W - Great River
30 Jun 1783'	Jonathan Ingram	£6	1 1/4 part of saw mill, 1/14 part of mill yard	Standing on Mill River, 3 miles N. or meeting house, opposite the School's Grist Mill
30 Jun 1783'	Noah Smith	£6	1 1/4 part of saw mill, 1/14 part of mill yard	Standing on Mill River, 3 miles N. or meeting house: opposite the School's Grist Mill
16 Sep 1783 ¹	Eleazer Porter	£41, 5 shillings & 4	2 lots First Division, Inner Commons: 19 the "Gut": 5	First Division (originally belonging to Rev. Isaac Chauncey): On west side of road leading to Sunderland, with the exception of 2 acres for a mill yard the "Gut": N - on lot purchased from I. Selden S - on lot purchased from W. Smith E - ditch W - Great River

14Apr 1784'	HorraceDay	£31, 2 shillings, 1 penny	2 1/2 acres including 1 1/2 of a new barn, 1/2 of a dwelling house and adjoining shop, copper "kittle" tools, clothier shears with an old fulling mill	near upper Grist ivfill: N -- part of same lot as divided by survey S - School Estate E - Mill Pond W - highway leading to School Meadows
1 Jun 1785'	Faxon Dean, Westfield	£3	3 acres	Hadley: N - School lands, W. Smith S - S. Fengrison (?) E - W. Smith W - Road leading to School Meadow
12 Jan 1792'	Giles Crouch Kellogg	£150	4 lots Aquavita: 3 1/2 Nooks: 3 1/2 Upper Forty Acres: 23/4 Inner Commons: 100	Aquavita: N - Hill S - River E - E. Dickinson W - E. Marsh Nooks: N - M. Kellogg S - E. W m, Porter E - Hill W - River Upper Forty Acres: N - M. Porter's heirs S - A. Cook's heirs E - Hill W - River Inner Commons: N - Pierce S - E. Porter E - Amherst line W - Hizhway
17 Mar 1794 ²	Joseph Alexander, yeoman	£25	2 acres, lying on property with a house and fence	Hadley, lying in a three corner farm: N - Road to Wait's Ferry S - unstated E - Sunderland Road W - Forty Acres ditch
8Apr 1794 ²	Moses Kellogg	£12	1 acres	Upper Forty Acres: N - C. and W. Smith S - M. Porter's heirs E - top of hill W - Connecticut River

24 May 1794 ¹	Moses Kellogg	£25, 5 shillings	2112* * sold on that rep: within c makes tl void.
24 May 1802 ²	Noadiah Warner (selling to CP and to Lemuel Warner)	\$1520	410ts Hadley Aquav Hocca Meade (mow Great l Plain: :
10 Jun 1806 ¹ &2	Mary Montague	\$70	1 acre
7 Nov 1806 ²	Stephen Montague, Elisha Montague	\$260	4 acres, rights to

¹Deeds in the Porter-Phelps-Huntington Collection, Amherst College Special Collections, Box 3 Folders

²Deeds on record with the Registry of Deeds, Hampshire County.

³Deeds on record with the Registry of Deeds, Hampden County. Note: due to time constraints, not all deeds were recorded from this source.

**Figure 4: Hadley Property Sales by Charles and Elizabeth Phelps,
1770 - 1814**

Date	Grantor	Amount	Acreage	Location
19 Mar 1794 ¹	Joseph,6Jexander	£25	2 acres	Hadley, N - road to Waits Ferry E - Sunderland Road W - Forty Acres Ditch
14 Aug 1784 ¹	Benjamin Smith, Jarvis Congton	£6, silver money	1/2 of a "Small Dwelling house and shop adjoining to it"	On "School Land near the upper Grist Mill in Hadley" -- built by Faxon Dean
26 April 1790	Noah Cooke	£20	5 acres in 2 lots	In Aquavitae, Lot 1: N-highway to Clarks ferry S-Great Ri ver E - Aaron Cooke W - E. Porter Lot 2: N- N. Division S- Great River E- E. Cooke W- S. Gaylord and 1. White
3 Mar 1791 ¹	Joseph Crafts, Whately	£21	3 acres	Hadley, former . homelot of D. White
12 Jan 1792 ²	Giles Crouch Kellogg	£150	4 lots Aquavitae: 3 112 Nooks: 3 112 Upper Forty Acres: 2 3/4 Inner Commons: 100 acres	Aquavitae: N - Hill S - River E - E. Dickinson W - E. Marsh Nooks: N - M. Kellogg S - E. Wm. Porter E - Hill W - River Forty Acres: N - M. Porter, dec. S - A. Cook's heirs E - Hill W - River Inner Commons: N - Pierce S - E. Porter E - Amherst line W -Highway

29 Jun 1801 ²	Stephen Belding, Joiner	\$134	4 acres	Upper Forty Acres: N - J. Cook S - W. Smith E-hill W - Connecticut River
18 Oct 1806* ¹	Stephen Montague, Elijah Montague	\$225	2 lots Aquavi tae: 3 acres Grass Hollow: 2	Aquavita: N - Road to Clark's Ferry, O. Smith S - Connecticut River E - A. Cook's heirs W - M. Porter Grass Hollow: N - N. division of lands S - Connecticut River E - E Cook W - S. Gaylord, J. White
31 Nov 1807 ¹	Noadiah Warner	\$221	6 and 112 acres	Great Meadow, N - next tier of lots S - highway E - E. Dickinson W - E. Smith
10 May 18H}3	Robert Cook, yeoman	\$174.82	6 acres	Meadow Plain in Great Meadow: N - next tier of lots S - highway E - E Dickinson W-ESmith
9 Dee 1814** ¹	Thankful Hitchcock	"Love & affection"	1 acre - noted that this is land "improved" by Charles Phelps	Upper Forty Acres Near Wait's Ferry: N - C. Phelps, dee. S - C. Phelps, dee. E - Hill W - Connecticut River

9 Dec 1814**'	Thankful Hitchcock	"love & affection"	2 lots Forty Acres: 2 3/4 Forty Acres: 1	Upper Forty Acres Near Wait's Ferry: N - M. Porter, dec. S - A. Cook E - Hill W - same Hill Upper Forty Acres Near Wait's Ferry: N - C. and W. Smith S - M. Porter, dec. E - Top of Hill W - River
9 Dec 1814***2	Thankful Hitchcock	"affectionate regard of our late father"	2 lots Forty Acres: 2 3/4 Forty Acres: 1	Upper Forty Acres Near Wait's Ferry: N - E. Phelps from her father, M. Porter S - A. Cook's heirs E - river W-Hill Upper Forty Acres Near Wait's Ferry: N - C. and W. Smith S - E. Phelps from her father, M. Porter E - Top of Hill W - Connecticut River

* - Elizabeth Phelps as fellow grantor

** - Elizabeth Phelps as sole grantor

*** - Charles Porter Phelps, Elizabeth Huntington, and Dan Huntington as grantors per Charles Phelps deathbed request

'Deeds in the Porter-Phelps-Huntington Collection, Amherst College Special Collections, Box 3 Folders

zDeeds on record with the Registry of Deeds, Hampshire County.

JDeeds on record with the Registry of Deeds, Hampden County. Note: due to time constraints, not all deeds were recorded from this source.

Appendix C: Photographs

- Figure 1. Copy of Photograph of Portico Restoration,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 1, dated April 1938.
- Figure 2. Copy of Photograph of Central Hall,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 13, undated.
- Figure 3. Copy of Photograph of Fireplace Detail, Long Room
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 15, undated.
- Figure 4. Copy of Photograph Archway Detail, Long Room
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 2, undated.
- Figure 5. Copy of Photograph of Long Room,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 15, undated.
- Figure 6. Copy of Photograph of Fireplace Detail, Dining Room
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 17, undated.
- Figure 7. Copy of Photograph of Fireplace Detail, Kitchen, North Ell
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 18, undated.
- Figure 8. Copy of Photograph of Kitchen, North Ell
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 18, undated.
- Figure 9. Copy of Photograph of Fireplace Detail, Downstairs Bedroom
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 14, undated.
- Figure 10. Copy of Photograph of Pine Room,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 19, undated.
- Figure 11. Copy of Photograph of Pine Room,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 19, undated.
- Figure 12. Copy of Photograph of Upstairs Bedroom,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 21, undated.
- Figure 13. Copy of Photograph of Upstairs Bedroom,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 21, undated.

- Figure 14. Copy of Photograph of Smokehouse,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 22, undated.
- Figure 15. Copy of Photograph of "Prophet's Room," Attic Bedroom behind Smokehouse,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 22, undated.
- Figure 16. Copy of Photograph of Federal Portico and Eastern Elevation,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 1, undated.
- Figure 17. Copy of Photographs of Shed Removal,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 80A, undated.
- Figure 18. Copy of Photograph of Northern Exposure,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 80A, undated.
- Figure 19. Copy of Photograph of Back Stoop, Western Elevation,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 4, dated 1922.
- Figure 20. Copy of Photograph of Barn and Chaise House before Barn Removal,
Porter-Phelps-Huntington Collection, Amherst College Special Collections,
Box 144 Folder 9, dated 1922.