

# *20 Gloucester Street*

## *Unit 2*



Historic Brownstone ♦ 3 Bedroom, 2 Bath Condo in Pristine Condition  
Central Back Bay Location ♦ Boston, Massachusetts



# Executive Summary

Historic Charles Francis Adams brownstone built in 1886. Occupying the entire parlor level, this corner residence has 10' ceilings, oversized windows, original details, and deeded parking. Expansive living/dining area with original bay windows and casements, grand wood-burning fireplace, custom built-ins and moldings. Handsome hardwood floors in herringbone throughout. Kitchen with granite counters, Viking/Sub Zero appliances and gas cooking. King-size master with fireplace, original iron paneling with Adams family insignia, en-suite bath and multiple closets. Second bedroom with custom built-ins. Third bedroom is sunken with bay windows and dual closets. Full bathroom between bedrooms. Flexible floor plan can be converted to four bedrooms. Central Air. One deeded parking space and private storage. Originally designed by Peabody & Stearns, 20 Gloucester is a professionally managed, pet-friendly, elevator building. Steps to the best shopping and dining in Back Bay, Charles River and convenient to all major transportation points.

## Key Highlights



Historic Gem



Pristine Condition



Unrivaled Location



Parking Spot Included





# Historic Details

Designed by prominent architects Peabody & Stearns, 20 Gloucester was completed in 1886 for Charles Francis Adams, grandson of John Quincy Adams – the 6th President of the United States. The design of 20 Gloucester features a sloping roof, a turret and huge chimneys. This handsome brick home traded between several prominent Boston families before becoming what is believed to be Boston’s first condominium conversion in 1969. Today, 20 Gloucester is a professionally managed 8 unit condominium with an elegant lobby, elevator, parking & basement storage & laundry.

20 Gloucester, May 1888



## Historical Timeline

**1856** – Back Bay Landfill project commences, adding a new 570 acre neighborhood to the City of Boston.

**1886** – Charles Francis Adams, Jr. , grandson of US President, John Quincy Adams, engages architecture firm, Peabody & Stearns (designer of the Exchange Building and Custom House Tower in Downtown Boston), to build 20 Gloucester Street as an in-town residence for him and his wife, Mary.

**1896** – 20 Gloucester Street is purchased by Washington Butcher Thomas, an executive at Standard Sugar Refinery. It remained the Thomas’ home for the next forty years.

**1940** – 20 Gloucester Street purchased by St. Philip’s Preparatory School.

**1969** – 20 Gloucester Street purchased by a developer and becomes the City of Boston’s first residential to be converted to condominiums.

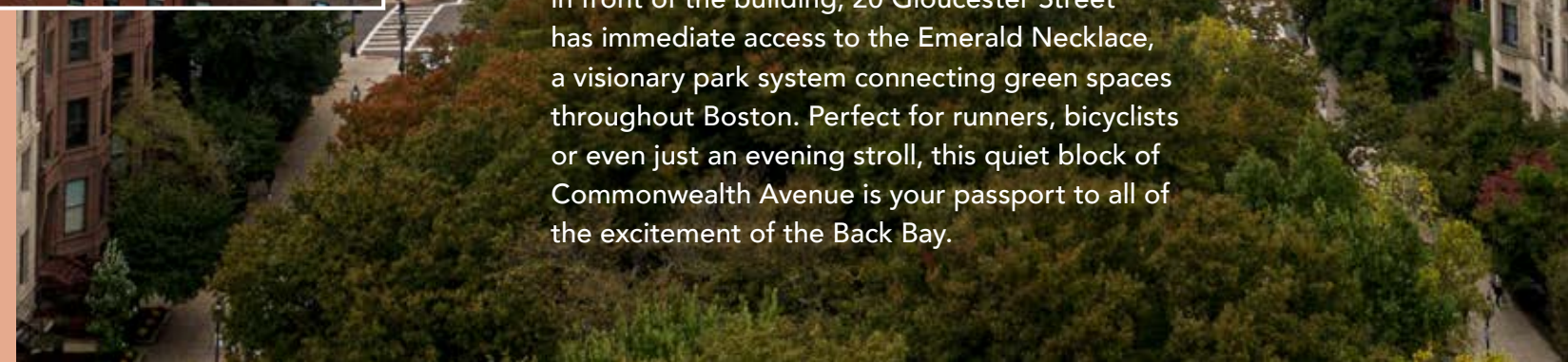


## Abundant Natural Light

20 Gloucester Street is ideally located on the sunny side of Commonwealth Avenue, which allows for abundant natural light.

## Emerald Necklace

With the Commonwealth Avenue Mall directly in front of the building, 20 Gloucester Street has immediate access to the Emerald Necklace, a visionary park system connecting green spaces throughout Boston. Perfect for runners, bicyclists or even just an evening stroll, this quiet block of Commonwealth Avenue is your passport to all of the excitement of the Back Bay.





# Property Details

## Living & Dining Room

- 10' ceilings
- Hardwood floors in herringbone
- 3 original windows with transoms
- Views of Commonwealth Avenue Mall, magnolia tree in front garden & Prudential & Hancock Towers
- Grand fireplace with stone surround
- Beautiful custom built-ins & moldings

## Kitchen

- Granite counters
- Viking, Sub-Zero appliances with gas cooking
- Large window with sitting nook

## Master Suite

- King-size suite with multiple closets
- Fireplace with original iron paneling with Adams family insignia
- En-suite bath with glass shower

## 2nd Bedroom

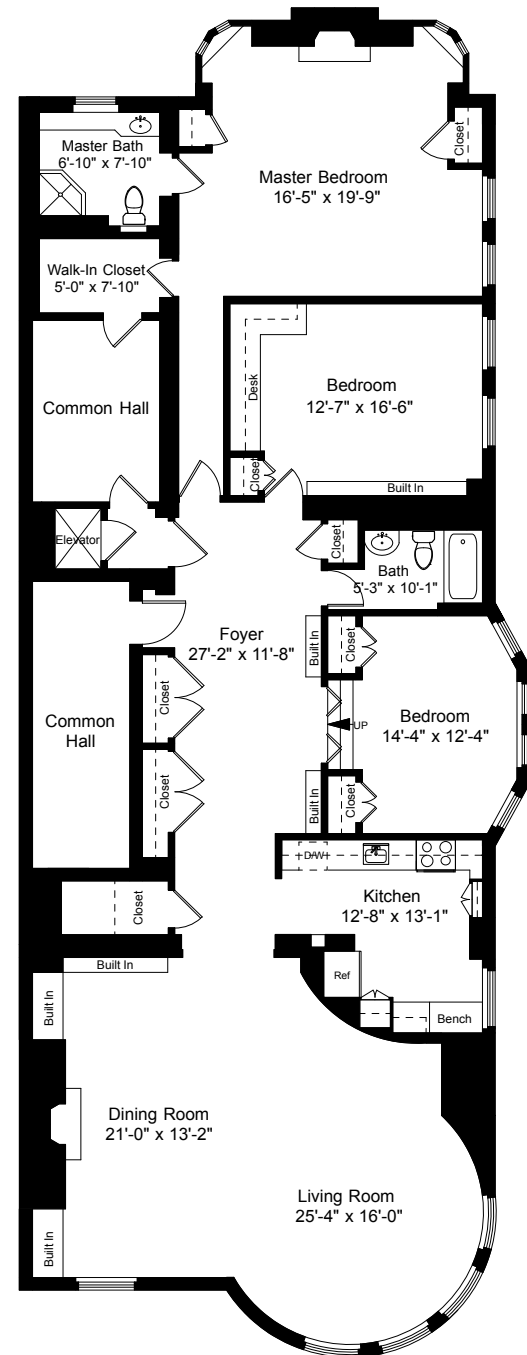
- Oversized windows & transoms
- Custom built-ins
- Adjacent full bathroom

## 3rd Bedroom

- Sunken room with bay windows
- 2 closets
- Adjacent full bathroom

## Other

- Parlor level floor-through
- Possible conversion to 4 bedrooms
- Central air
- Laundry in basement, also possible in unit
- 1 deeded parking
- Private basement storage







20GLOUCESTER.COM

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