

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	CON.415
<b>Historic Name:</b>	Adams, Charles Francis III House
<b>Common Name:</b>	Mount Vernon
<b>Address:</b>	240 Fairhaven Hill Rd
<b>City/Town:</b>	Concord
<b>Village/Neighborhood:</b>	
<b>Local No:</b>	G12-4005-1
<b>Year Constructed:</b>	1899
<b>Architect(s):</b>	Hale, Herbert D.
<b>Architectural Style(s):</b>	Colonial Revival
<b>Use(s):</b>	Single Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	CON.AO: Fairhaven Hill
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Stucco; Wood Foundation: Stone, Uncut



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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CON. 415

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

G12-4005-1

CONCORD

A0

H15

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

CONCORD

Town Concord



Neighborhood or village

Fairhaven Hill

240 Fairhaven Hill Road

Name of estate: Charles Francis Adams, III  
"Mt. Vernon"

Use: dwelling

Present use: dwelling

Original construction: 1899

Source of information: Concord Chronicle

Style: Classical Revival

Builder: H.D. Hale

Exterior Material:

Foundation: rubble

Wall/Trim: stucco

Roof: asphalt shingle

Outbuildings/Secondary Structures: Clapboard garage, shed, modern cottage

Major Alterations (with dates)

1980's: north end extended

Condition: excellent

Moved  no  yes Date N/A

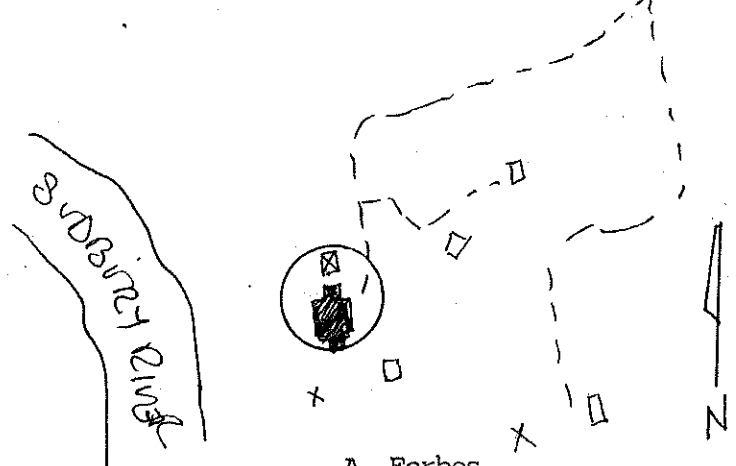
Acreage: 12.8 acres

Setting

In wooded setting near top of Fairhaven Hill. Landscaped lawns to east, landscaped terrace, pool, and long open lawn to river at rear. Tennis court and cottane to southeast.

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.



A. Forbes

Recorded by research by Ann and Dick Ferraro for Concord Hist. Commission

Organization \_\_\_\_\_

Date (month/day/year) June, 1992

## BUILDING FORM

CON. 415

### ARCHITECTURAL DESCRIPTION see continuation sheet

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

One of the largest of Concord's turn-of-the-century riverfront residences, the Charles Francis Adams III estate is comprised of a main house, cottage, and former stable, set in over 27 acres of wooded hillside and riverfront landscape. The house is a large two-story, five-bay Colonial/Classical Revival stucco building flanked by a two-story wing on the north and a one-story open porch on the south. Most of the north wing as seen today is an extension of the 1980's.

The main building is an intriguing blend of Colonial and Classical Revival features. The house has a low hipped roof with a "Japanesque" balustrade, a feature which is repeated in a balcony over the Tuscan-columned entry porch which shelters the main center entry. The major focal point of the facade, in fact, is at the center, which is filled with a wide pavilion articulated by Ionic corner pilasters. At second story level of the pavilion is a pedimented tripartite window, also trimmed with Ionic pilasters. Below it, the entry has a large 6-panel door, 2/3-length sidelights, and a molded and dentilated lintel embellished with a pair of Roman brackets. An open porch on the south end of the building repeats the Tuscan-columned motif of the entry porch. (Cont.)

### HISTORICAL NARRATIVE see continuation sheet

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

The Charles Francis Adams III estate is highly significant as one of the first two large country estates not associated with farming built in Concord. The property evidently both adjoined, and some of it was formerly part of, the vast landholdings of Charles Francis Adams II on Fairhaven Hill and in Walden Woods. C.F. Adams II, son of Charles Francis Adams, ambassador to the Courth of St. James's during the Civil War, had come to Lincoln in 1893 and had acquired much real estate in both Lincoln and Concord. In 1899 his nephew, Charles Francis Adams III, built this residence, said to have been based on the home of a relative in Taunton, overlooking the Sudbury River. He and his wife Frances, who were married that same year, apparently called their estate "Mount Vernon." The house at #205 was built as servants' quarters, evidently for their coachman, and #215, now a house, was originally built as a stable.

The Adams family owned the property for most of the early part of this century, for some of that spending only spring and fall here. During that time their daughter, Kathryn, married Harry Morgan of New York City, son of J. Pierpont Morgan. Charles Francis Adams later became Secretary of the Navy under President Hoover, from 1929 to 1933. His son, Charles Francis Adams, Jr., later became president of Raytheon.

### BIBLIOGRAPHY and/or REFERENCES see continuation sheet

Town directories and tax files.  
Richardson, Concord Chronicle.  
Obituary file, Concord Free Library.  
Garrellick and Bailey. Concord in the Days of Strawberries and Streetcars.  
Interview with Richard O'Connor, Thoreau Society, 7/92.  
Interview with Anna Manion, 1992.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

## INVENTORY FORM CONTINUATION SHEET

Community

Property

CONCORDC. F. Adams III House

Massachusetts Historical Commission  
80 Boylston Street  
Boston, Massachusetts 02116

Area(s) Form No.

## DESCRIPTION, cont.

The rear, riverfront facade of this house is noted for its colossal tetrastyle Ionic portico, a full two stories in height, which can be seen for a considerable distance from across the river. This side of the house, too, is trimmed with Ionic pilasters. Other architectural trim throughout the house consists of an elaborate entablature of modillioned and dentilated cornice over a frieze and architrave, and molded, paneled, and dentilated trim at the 8-over-8-sash windows.

The interior of the house is replete with high-style Colonial Revival features, including a central stairway with turned balusters. An original painting, executed directly on the wall, of the view from the house over the Sudbury River is still in excellent condition over the fireplace in the northwest parlor.

The main house on the Adams estate was designed by Boston architect H.D. Hale; the original plans are still in the owner's possession. It is not known whether the servants' quarters and stables were also designed by Mr. Hale. (See area form "Fairhaven Hill.")



**INVENTORY FORM CONTINUATION SHEET**

CON. 415

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

Community	Property
Concord	C. F. Adams III House
Area(s)	Form No.
AO	415

**Additional information by Anne Forbes, November, 2000:**

**HISTORICAL NARRATIVE, cont.**

Charles Francis Adams III, son of John Quincy Adams (brother of Charles Francis Adams II), was born in Quincy in 1866. He graduated from Harvard Law School in 1892, and served two terms as Mayor of Quincy (1896 and 1897). In 1898 he was appointed Treasurer of Harvard University, a post he held for over thirty years. In 1899 he married Frances Lovering of Taunton, daughter of longtime Congressman William Croade Lovering.

Mr. Adams served as a trustee or director of more than fifty financial, real estate, and industrial corporations, including AT&T, the Old Colony Railroad, Boston Consolidated Gas Company, John Hancock Life Insurance Company, and the Amoskeag Manufacturing Company. For most of his later life his permanent residence was in Boston. A lifelong yachtsman, in the 1920s he was considered the most expert amateur skipper in the country, acquiring international renown as skipper of the *Resolute*, which won the America's Cup in 1920.

**BIBLIOGRAPHY/REFERENCES, cont.**  
Adams family genealogy.

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