

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

| | | | |
|--------|-----------------|----|---------|
| 28-134 | Boston North | AF | BLM.740 |
|--------|-----------------|----|---------|

Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 12-20 Church Street

Historic Name: Daley Block

Uses: Present: commercial/apartments

Original: commercial/apartments

Date of Construction: 1904

Source: State Building Inspection Records

Style/Form: Queen Anne

Architect/Builder: Edward T.P. Graham, architect

Exterior Material:

Foundation: not visible

Wall/Trim: vinyl siding/wood

Roof: rubber

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

date? – siding, new windows

2001- new storefronts

Condition: fair (due to siding)

Moved: no yes **Date:**

Acreage: 6,251 SF

Setting: commercial center

Photograph



Locus Map



Recorded by: Lisa Mausolf

Organization: Belmont Historic District Commission

Date (*month / year*): October 2014

INVENTORY FORM B CONTINUATION SHEET

BELMONT

12-20 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.740

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

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

Despite some loss of integrity due to the application of siding and the removal of architectural details, the Daley Block is one of the oldest remaining buildings in Waverley and a rare local example of an early 20th century large block combining first floor commercial uses with upper story apartments. The façade of the three-story, flat-roofed block is eleven bays wide with three-story, three-sided bays at each end and another three-sided bay on both side elevations. Originally a decorative door hood marked the center entrance leading upstairs and this was flanked by storefronts. The original storefronts have all been removed and replaced by modern interpretations consisting of plate glass windows with transoms and bulkheads, set between pilasters. Upstairs, rectangular window openings contain modern 1/1 sash replacing what were originally 2/1 sash with molded surrounds and an arched lintel above the central second floor windows. Other details such as cornerboards and the wide frieze under projecting eaves are also no longer visible. On the rear elevations exterior staircases front the two end sections, designed to give tenants fresh air and additional access.

HISTORICAL NARRATIVE

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

The construction of the Daley Block reflects the continued development of a commercial center at Waverley Square and the need to house the growing population after the extension of streetcar service along Trapelo Road in 1898. The Daley Block was constructed opposite the Waverley Depot for Matthew J. Daley (b. 1866) in 1904. The 1910 Census indicates that Matthew Daley was then 44 years old. He was born in Massachusetts to Irish parents and worked as a shipper of machinery. In the early years after the building was constructed, Daley lived in one of the apartments upstairs with his wife Elizabeth and five children. The other apartments on the two upper floors were all occupied by working class families.

The 1905 Sanborn map shows that the first floor tenants then included a dry goods store, a confectionary, a restaurant and a drug store. Pharmacist Burton N. Holmes was an early tenant on the ground floor. In 1908 the drug store at 12 Church Street was taken over by Alexander E. Corbett. Corbett was born in Scotland about 1881 and came to this country in 1888. Other early tenants were D. Butterick, who sold butter, eggs, poultry, tobacco, and confections, and Harry Ripley sold real estate and insurance at 18 Church in 1909. In 1915 J. Henry Kendall was selling dry goods and men's furnishings at 20 Church Street. As late as 1955 Corbett's Drug Store was still at 12 Church Street while Lillian Kendall was at 20 Church. Upstairs there were six apartments.

Corbett's Drug Store operated as a family business here until 1998. Members of the family still own the building today. Part of the building is now used by McLean Hospital for outpatient services (12-16 Church) while the other storefront (#20) remains in retail use. The two upper floors are currently divided into sixteen residential units.

The architect of the block, Edward T.P. (Thomas Patrick) Graham (1872-1964) was a prolific architect who designed buildings throughout Greater Boston. He was born in Cambridge and received a S.B. in 1900 from Lawrence Scientific School at Harvard University. He worked for a short time in the offices of architect Willard Brown and the well known firm of Shepley, Rutan & Coolidge before spending twenty months in Europe on a traveling fellowship. He opened his own practice on his return in 1904 and the design of the Daley Block is one of his earliest known commissions in a long career that lasted into the early 1960s. Graham was often employed by Roman Catholic organizations and designed schools, hospitals, municipal buildings, inns, residences, apartment buildings, churches, rectories, and lodges.

INVENTORY FORM B CONTINUATION SHEET

BELMONT

12-20 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.740

BIBLIOGRAPHY and/or REFERENCES

A. E. Corbett Drugs. Historic photographs.

Belmont Directories, various years

Belmont Herald, September 2, 1971

Belmont Historical Society. *Belmont: Then & Now*. Charleston, SC: Arcadia Publishing, 2014.

Betts, Richard B. *The Streets of Belmont and How they Were Named (2nd edition)*. Belmont: Belmont Historical Society, 2012.

Massachusetts Historical Commission. MACRIS database.

Middlesex County Registry of Deeds, Cambridge, MA

Sanborn Insurance Maps, 1915, 1922, 1931, 1949.

Siergiej, Dianne. National Register Nomination for Hibernian Hall, Boston, MA, 2004 [information on Edward T.P. Graham]

State Building Inspection Department Records.

U.S. Census, various years.



Daley Block, 1914

Source: A E Corbett Drugs, Inc. &
Belmont: Then & Now, p. 28

INVENTORY FORM B CONTINUATION SHEET

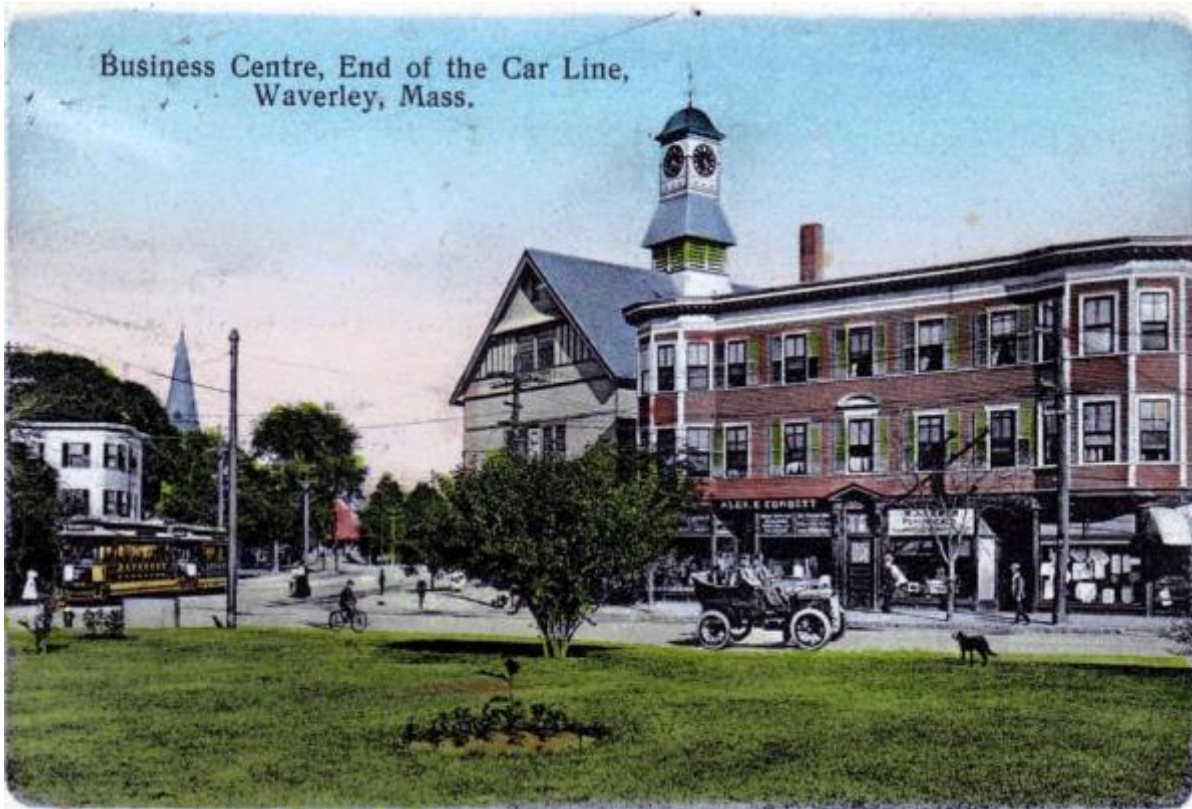
BELMONT

12-20 CHURCH STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

| | |
|----|---------|
| AF | BLM.740 |
|----|---------|



Undated postcard – Daley Block at right

Source: A E Corbett Drugs, Inc.