

# FORM B – BUILDING

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

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

27-127	Boston North	AF	BLM.77
--------	-----------------	----	--------

**Town/City:** Belmont

**Place:** (*neighborhood or village*):  
Waverley

**Address:** 464-470 Trapelo Road

**Historic Name:** Kaplan Block

**Uses:** Present: commercial

Original: commercial

**Date of Construction:** 1927

**Source:** building permit

**Style/Form:** Colonial Revival

**Architect/Builder:** H. Thaxter Underwood, architect

**Exterior Material:**

Foundation: concrete

Wall/Trim: brick, stone, wood

Roof: tar and gravel

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):  
various dates – storefront renovations  
2007 – new windows on second floor

**Condition:** good

**Moved:** no  yes  **Date:**

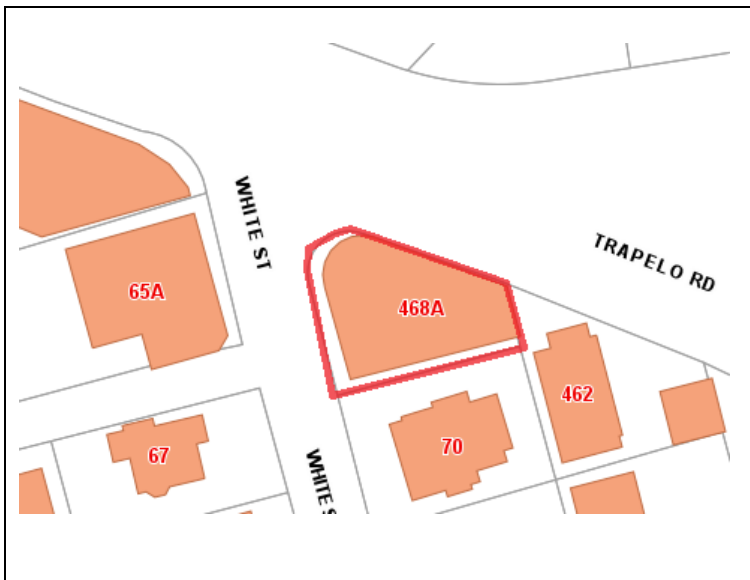
**Acreage:** 4,966 SF

**Setting:** corner lot in commercial center of Waverley

## Photograph



## Locus Map (north at top)



**Recorded by:** Lisa Mausolf

**Organization:** Belmont Historic District Commission

**Date** (*month / year*): June 2016

# INVENTORY FORM B CONTINUATION SHEET

BELMONT

464-470 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF

BLM.77

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.*

Constructed in 1927, the Kaplan Block is a two-story, flat-roofed brick commercial block in the Colonial Revival style, distinguished by its rounded corner at the Trapelo Road/White Street intersection. Contrasting with the brick there is stone trim including pilasters on the first floor between the storefronts, a belt course above the storefronts, blocks with raised circles above each pilaster, wide moldings above and below the second floor windows and rectangular panels on the parapet featuring raised quatrefoil-like designs. On the second floor areas of patterned brick separate the windows and the parapet is constructed of brick laid in a Flemish bond.

The corner storefront is larger than the others; there are four other storefronts facing Trapelo Road and two facing White Street. Several retain glass-and-panel doors which are recessed between plate glass display windows set above paneled bulkheads. On the second floor the windows contain vinyl replacement windows installed in 2007.

## 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.*

Reflecting the continued growth of Waverley in the early 20<sup>th</sup> century, this two-story commercial block was constructed in 1927 with seven stores on the first floor and nine offices above. In March 1927 a building permit was issued to Celia Kaplan for the construction of the block. Celia Kaplan and her husband George lived at 18 Irving Street in Belmont and were the proprietors of the Waverley Square Provision Company. Both Celia and George were born in Russia. The architect of their new building was H. Thaxter Underwood and the builder was Esau Jenkins of Somerville.

In addition to the Waverley Square Provision Company, the other occupants of the block in 1929 included Ross-Lyn's dyers, Cherry Kelley dry goods, Belmont Drug and the Waverley Art Shop. Several dentists and doctors had offices upstairs. The Kaplans were living upstairs in 1939 and their business was then called Kaplan's Market and was located at 468 Trapelo. In 1939 the Priscilla Yarn Company was located in the storefront at 60 White Street and was still there in 1955. The block was later acquired by Joseph Moss in 1956.

This block was designed by local architect, H. Thaxter Underwood. Herbert Thaxter Underwood (1872-1950) was the son of Dr. George Underwood and grandson of William Underwood, founder of the food concern. He was born in Boston and was a graduate of Boston English High School. He came to Belmont as a young man. It is not known where Thaxter Underwood received his architectural training but he was in practice by 1904. He maintained an office in Boston but designed a number of buildings in Belmont. Working with his uncle, landscape architect Loring Underwood, Thaxter designed the locker rooms/bathhouse for the Underwood Pool (1911). Other municipal commissions included the Roger Wellington School (1917), Butler School (1930), and Belmont Police Station (1930). He was also architect for the S.S. Pierce Commercial Block in Cushing Square (1913), Dr. Nesbitt's office at 106 Concord Avenue (1930). His residential commissions included 26-28 Cedar Street, 65 Clark Street, 1 Clover Street, 65 Common Street, 36 Hillcrest Road, and 91 Kilburn Road. Out-of-town commissions included the Sacred Heart Rectory and Convent in Malden and Woodlawn Cemetery Chapel in Acton. Outside of his architectural practice, Underwood served on the Belmont Board of Assessors for twenty-eight years and was a director of the Waverly Cooperative Bank.

# INVENTORY FORM B CONTINUATION SHEET

BELMONT

464-470 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AF	BLM.77
----	--------

---

## BIBLIOGRAPHY and/or REFERENCES

Ancestry.com

Belmont Directories, various dates

Betts, Richard B. *The Streets of Belmont and How they Were Named (2<sup>nd</sup> 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.

Town of Belmont, Building Department files.