

FORM B – BUILDING

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

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

28-130	Boston North	AF	BLM.79
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Town/City: Belmont

Place: (*neighborhood or village*):
Waverley

Address: 472-478 Trapele Road

Historic Name: Leonardi-Maynard Block

Uses: Present: commercial

Original: commercial

Date of Construction: 1914

Source: building permit

Style/Form: Colonial Revival

Architect/Builder: Fred A. Norcross, architect

Exterior Material:

Foundation: concrete

Wall/Trim: brick, wood

Roof: rubber

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

1991 – new rubber roof, removal of cupolas

1992 – storefronts remodeled

Condition: good

Moved: no yes **Date:**

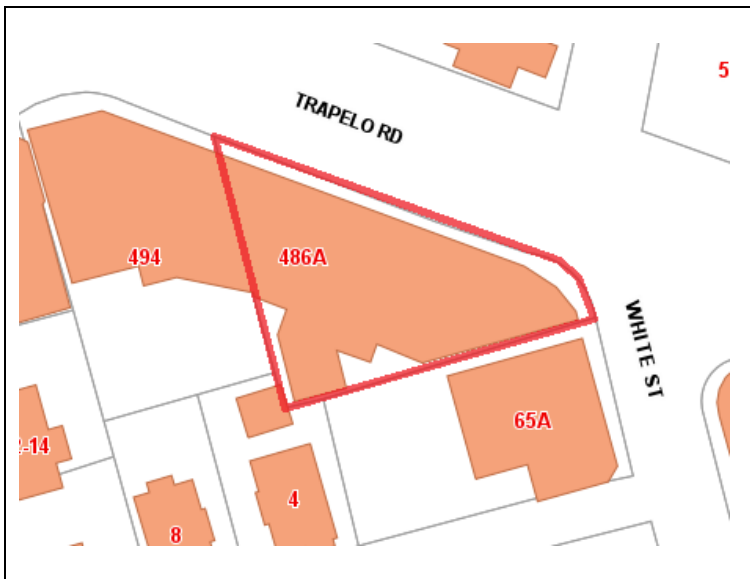
Acreage: 10,867 SF

Setting: 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

472-488 TRAPELO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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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.

As originally constructed in 1914, this block consisted of seven separate businesses located in seven storefronts divided by recessed brick piers which were topped by posts with concrete caps extending above the flat roof. Since 1982, the seven storefronts have been combined to serve one business (Wheelworks) and remodeled while the distinctive rooftop elements have been removed. Each storefront originally had a recessed entry with large plate glass windows and tinted transom lights. Today modern concrete infill offers indications of where the storefront entrances were filled. The remodeled wooden storefronts display the characteristic division of display windows above paneled bulkheads despite the lack of multiple entrances which historically characterized the block. The building retains a metal cornice decorated by modillions and dentils. The south sidewall of the building is brick.

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.

This block was one of many such single-story "taxpayer" commercial structures which sprung up along streetcar routes and commercial centers in the Boston area in the early 20th century. Charles E. Leonardi, a Boston attorney, was issued a building permit for the seven unit building in 1914. In 1915 the tenants included Charles E. Scott, insurance agent at #472; the Waverley Square Provision Co. at #476; Isaac Silver's dry goods store at #482; Pannanchio & Albany's fruit store at #486 and the Waverley Square Bowling Alley in the basement. In 1925 the tenants included the Waverley Trust Company and First National Store, as well as a shoe repair shop and the bowling alley/pool room.

The building was acquired by Annie Maynard about 1916 and owned by her into the 1930s at least. The property was sold by Elsa Packwood to Wheelworks Realty Trust in 1986 (Book 16745, Page 557).

Designer Fred A. Norcross (1871-1929) worked as a draftsman in Boston from about 1889 until 1894. He was born into a Christian Scientist family in Allston in 1871 and moved to Needham in 1916. He began an architectural practice about 1895 and continued as a sole practitioner until his death in 1929. The MACRIS database includes over 240 buildings designed by Norcross; the vast majority are apartment buildings in Boston including in the North End, Roxbury, the Fenway, Brookline and Brighton. Most of these were of brick or stone and most were for Jewish developers (Heath 1999). The list also includes a handful of early 20th century commercial structures in a Classical Revival mode including buildings at 163-173 Amory Street in Brookline (BKL.2728) and 1042-1054 Beacon Street in Brookline (BKL. 1458) and similar buildings in Chelsea and Wellesley. Norcross also designed the Congregation Adath Jeshurun in Boston (BOS.11136).

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Belmont Directories, various dates

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

Heath, Richard. National Register Nomination for Congregation Adath Jeshurun, 1999.

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.

Williams, Judy. Inventory form for 472-488 Trapelo Road, 1982.

<http://backbayhouses.org/frederick-albert-norcross/>