

# FORM B – BUILDING

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

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

|      |              |    |         |
|------|--------------|----|---------|
| 52-9 | Boston North | BA | BLM.810 |
|------|--------------|----|---------|

**Town/City:** Belmont

**Place:** (*neighborhood or village*):  
Belmont Hill

**Address:** 225 Prospect Street

**Historic Name:** Albert Locatelli House

**Uses:** Present: single family dwelling

Original: single family dwelling

**Date of Construction:** 1929

**Source:** building permit

**Style/Form:** English Revival

**Architect/Builder:** Lewis A. St. Sauveur, arch.

**Exterior Material:**

Foundation: concrete

Wall/Trim: brick, stone, wood clapboards

Roof: slate

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):  
2007 – two-story addition at rear

**Condition:** good

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

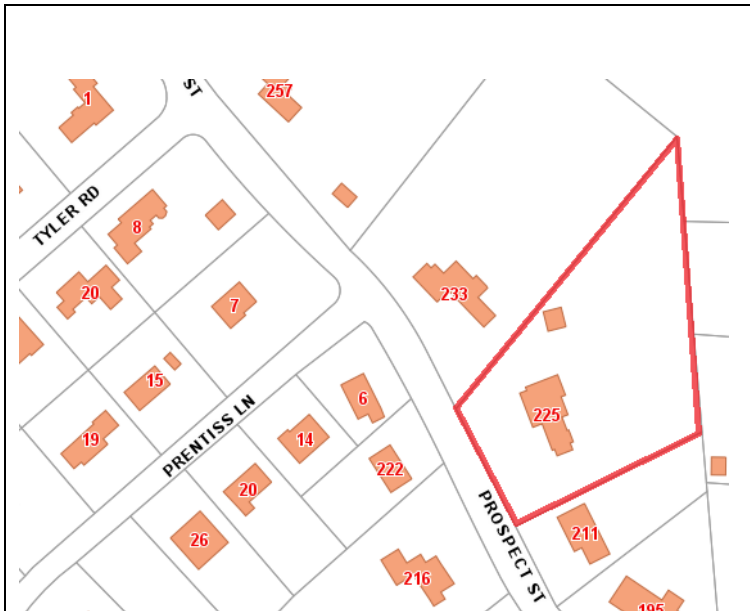
**Acreage:** 63,203 SF

**Setting:** large formally landscaped lot with stone wall along sidewalk

## Photograph



## Locus Map (north at top)



**Recorded by:** Lisa Mausolf

**Organization:** Belmont Historic District Commission

**Date** (*month / year*): July 2014

# INVENTORY FORM B CONTINUATION SHEET

BELMONT

225 PROSPECT STREET

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.*

The Locatelli House at 225 Prospect Street is an impressive exercise in English Revival design, dating to 1929. Capped by a slate-covered hip roof the house has a façade dominated by multiple gables and bays, a massive front chimney and numerous other decorative details. Much of the house has brick wall cladding contrasted with cast stone or stone trim but the gables are largely clad in a rustic (live edge) wood siding. The wooden front door is set into an arched surround which is echoed by an arched iron gate at the street. Castellated trim caps the two-story bay window on the façade and an archway at the north end of the house is also capped by a parapet. Most of the window openings contain multi-light casements although there are also several traditional double-hung sash windows and an oriel window is located above the front door. The house has seen minimal alterations since its construction. A two-story addition was constructed at the rear in 2007.

The house is set on a large, landscaped lot. A stone wall runs along the front sidewalk and behind the house there is a large formal garden.

## 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 house was constructed in 1929 by local developer Charles Trenholm and designed by Watertown architect Lewis St. Sauveur. The original owner was Albert J. Locatelli (1900-1964), realtor and developer. Born in Somerville, Locatelli was the son of a contractor. During the 1920s he built and operated a chain of motion picture theaters including the Capitol in Arlington and the Central and Ball Square Theaters in Somerville. He moved to Belmont in 1930 and lived here with his wife Emily, son Albert Jr., and daughter Joan. In the 1930s he began building shopping areas that combined urban shops with suburban settings and architecture including 49-89 Leonard Street in Belmont which was developed in stages in 1936, 1941 and 1952. He built similar units in Winchester and later Dedham. Locatelli lived in Belmont until 1950 and was a trustee of the Belmont Hill School.

The house was purchased about 1950 by Dr. Joseph Dorsey (1914-2011), chief of neurosurgery at St. Elizabeth's Hospital. Dr. Dorsey owned the property for fifty years, selling it to Robert Orfaly in 2000 (Book 1228, Page 29). It is still owned by Robert and Sylvia Orfaly today.

Only minimal information has been found regarding the career of architect Lewis Aldrich St. Sauveur (1897-1968). The 1930 Census indicates that he was a draftsman in an architectural office and lived in Watertown with his wife Grace. Among the other buildings he is known to have designed in Belmont in the late 1920s or early 1930s are 10, 15 & 59 Clairemont Road, 5 Fieldmont Road and 60 Rockmont Road.

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Belmont Directories, various dates.

*Belmont: The Architecture and Development of the Town of Homes.* Prepared for the Belmont Historic District Commission, 1984.

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

*Boston Globe*, Dec. 21, 1964 [obituary of Albert Locatelli]; Jan. 13, 2011 [obituary of Dr. Joseph Dorsey]

Middlesex County Registry of Deeds, Cambridge, MA

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

Stadley, George W. *Atlas of the Towns of Watertown, Belmont, Arlington, and Lexington.* 1898.

Town of Belmont, Building Department files.

U.S. Census, various dates.