

# FORM B – BUILDING

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

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

49-14	Boston North	AZ	BLM.744
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**Town/City:** Belmont

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

**Address:** 191 Clifton Street

**Historic Name:** Dr. Varaztad Kazanjian House

**Uses:** Present: single family dwelling

Original: single family dwelling

**Date of Construction:** 1930

**Source:** building permit

**Style/Form:** Tudor Revival

**Architect/Builder:** Stebbins & Watkins

**Exterior Material:**

Foundation: concrete

Wall/Trim: brick

Roof: slate

**Outbuildings/Secondary Structures:**  
garage

**Major Alterations** (*with dates*):  
1992 – rear addition

**Condition:** good

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

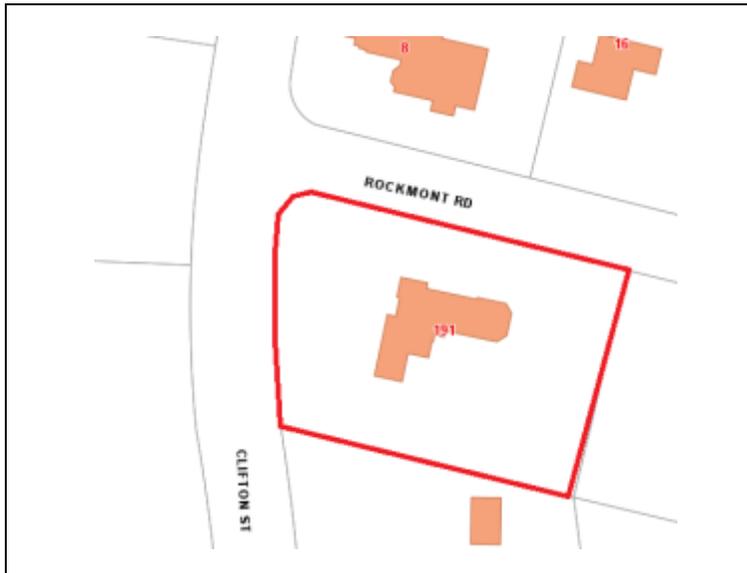
**Acreage:** 0.87 acre (38,000 SF)

**Setting:** well-landscaped, large corner lot on Belmont Hill

## Photograph



## Locus Map (north at top)



**Recorded by:** Lisa Mausolf

**Organization:** Belmont Historic District Commission

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

# INVENTORY FORM B CONTINUATION SHEET

BELMONT

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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.*

Located at the southeast corner of Clifton Street and Rockmont Road, 191 Clifton Street is a good example of the Tudor Revival style, with a brick exterior with concrete and stucco trim. It is set on a concrete foundation and capped by a slate-covered gable roof with numerous brick and stuccoed gable wall dormers. The main entrance is framed by a Tudor arch quoin surround and quoin contrasting masonry also frames several tripartite windows. Other details include wooden braces supporting the overhanging eaves below the stuccoed wall dormer, a rounded projection on the façade and the Gothic lantern over the entrance. In addition to the sets of casements, the variety of windows include multi-light casements with stone sills and long narrow windows. The rear addition is sensitive to the original house and was constructed in 1992.

## 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 house at 191 Clifton Street is located within the first phase of development of the Belmont Hill Company. In 1918 Henry O. Underwood formed the Company with other prominent local residents. They bought land on Belmont Hill with a goal of developing it slowly, in the way they thought was in the best interest of the town. The homes in this area were constructed between 1920 and 1932 on large lots ranging from  $\frac{3}{4}$  to 3 acres, laid out by Loring Underwood, Landscape Designer.

This land (Lot 46A) was sold by trustee Charles E. Trenholm to Dr. Varaztad H. Kazanjian in 1928. At the time of the 1930 Census Dr. Kazanjian was still living at 4 Gorham Road, presumably while the house was being constructed. According to town building permits, the house was designed by Boston architects Stebbins & Watkins. The cost of construction was \$20,000 in 1930.

Dr. Kazanjian lived here with his wife Marian, two daughters, and a son. In 1949 building department records indicate that there was a fire on the second floor and attic of the house. In 1980 it was being used by the Congregation of Armenian Catholic Sisters of Immaculate Conception as a preschool. The house was owned by the family until 1981 when it was sold by Marian's estate.

Born in Armenia, Dr. Kazanjian (1879-1974) immigrated to this country in 1895. He graduated from the Harvard School of Dental Medicine in 1905. Following his work during World War I treating some of the worst injuries suffered in trench warfare, he is considered to be the founder of the modern practice of plastic surgery. He served as professor of oral surgery at Harvard from 1922 to 1939 and was the first to hold the title of Professor of Plastic Surgery at Harvard Medical School. He also co-authored the first concise book on plastic surgery.

The architects of the house were Ralph Gilbert Stebbins (1882-1954) and his maternal uncle, Charles H. Watkins (1870-?), both of whom were born in Ohio. Stebbins graduated from MIT in 1906 and by 1909 the two had formed a partnership. They remained partners until about 1932. From the mid-1920s Stebbins was also vice president of the Frank Irving Cooper Corporation, architects. He became president of the firm in 1933 and remained in that position until about 1941. According to the MACRIS database, Stebbins & Watkins' known commissions include municipal buildings as well as residences. The most comparable design to 191 Clifton Street is a Tudor Revival residence they designed for Hilbert Van Schenck in the Chestnut Hill section of Newton in 1927 (NWT.4597).

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## BIBLIOGRAPHY and/or REFERENCES

Belmont Directories, various years.

*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.

Flynn, Kay. Area form for Belmont Hill Company – Phase 1 (BLM.AZ), 1982.

Massachusetts Historical Commission. MACRIS database.

Middlesex County Registry of Deeds, Cambridge, MA

Robbins, Samuel Dowse. *Who's Who in Belmont*. Belmont: 1972, p. 210.

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 Records.

U.S. Census, various dates.

<http://backbayhouses.org/ralph-gilbert-stebbins/> [Information on Stebbins & Watkins]



View looking east from Clifton Street with garage at right

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Garage