Renovation History of the William Clark House - 400 Mass Ave

1973 Historical Inventory



1978 Damaged by Fire

1978 - November Building permit #390 - Repair fire damage. Cost \$18,000, RL Publicover

1980 - February Sold to Frank Pasciuto for \$48,000

1980 - April Docket #2306, Special Permit from ZBA for renovation consisting of two one-bedroom apartments on second floor, two professional offices on first floor, one professional office in a portion of the basement

1980 - June Building Permit #152 for reconstruction of 2 story building for offices and apartments. Cost \$60,000, Frank Pasciuto

FINDINGS OF FACT

- 1. The applicant owns the property located at 400-402 Massachusetts Avenue, Arlington which lies within the Bl Zoning District.
- 2. Building on the property was damaged by fire in 1978 and applicant plans to renovate for combined office and apartment use.
- 3. Building will when renovated consist of two-one bedroom apartments on the second floor, two professional offices on the first floor and one professional office in a portion of the basement.

The building has been an eyesore and a blight on the Town for several years since damaged by fire and has become a veritable dumping ground for various types of debris.

The Board feels that conditions for granting a Special Permit have been established by the petition.

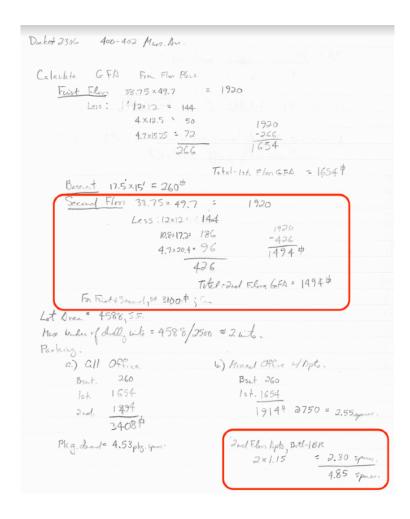
DECISION

Accordingly, the Board unanimously votes to grant the Special Permit with certain conditions.

- 1. No more than two apartments are developed on the site.
- At least one on-site parking space per dwelling unit is set aside for apartment tenants.
- 3. Entrance to basement office be from front of building with open stairway leading down from front inside entrance and clearly marked as to how to enter basement office.
- 4. All basement offices must have outside lighting and mechanical ventilation.

Gross Floor Area calculated for First and Second Floors and Basement. No Third Floor.

FAR = .74 (.75 max allowed in B1)



1981 - March Building Permit #95 for Suite 2, interior steel frame demountable partitions. Cost \$3,000, Franco Realty Trust

1996 - Historical Inventory



Sometime after the 1980 Special Permit, the William Clark House

- Added dormers in front. Raised roof in rear.
- Expanded both one-bedroom apartments on second floor up to third floor
- Increased FAR from .74 to 1.2 (.75 max allowed).
- Required Parking increased by conversion from two one-bedroom units to two two-bedroom units.



William Clark House in 1884

1925! CARD Map Block Lot ARLINGTON PROPERTY LOCATION IN PROCESS APPRAISAL SUMMARY No Alt No Direction/Street/City Use Code Building Value Yard Items Land Size Land Value Total Value **Legal Description User Acct** 400 -402 MASS AVE, ARLINGTON 104 209.970 2072.250 311.580 521.550 8155 340 256,630 380,820 1,900 2532.750 639,350 **OWNERSHIP GIS Ref** Owner 1: 400-402 MASS AVE LLC Owner 2: **GIS Ref** 466,600 692,400 1,160,900 Total Card 1,900 0.106 Entered Lot Size Owner 3: 466,600 692,400 1,160,900 Total Parcel 1,900 0.106 Total Land: Street 1: 455 MASS AVE STE #1 Insp Date Source: Market Adj Cost Total Value per SQ unit /Card: 244.05 /Parcel: 244.0 Land Unit Type: Street 2: 03/30/09 Twn/City: ARLINGTON **USER DEFINED** Parcel ID 010.0-0002-0003.A PREVIOUS ASSESSMENT Prior Id # 3: 8155 St/Prov: MA Cntry Own Occ: N Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Date Prior Id # 1 Postal: 02474 Type: 466,600 1,160,900 Year End Roll 2020 031 NC 1900 4,605. 692,400 1,160,900 10/18/2019 PRINT Prior Id # 2: 2019 031 FV 466,600 1900 4,605. 651,700 1,120,200 1,120,200 Year End Roll 1/3/2019 PREVIOUS OWNER Date Time 2018 031 FV 466,600 1900 4,605. 570.200 1.038.700 1.038,700 Year End Roll 12/20/2017 Prior Id #3 Owner 1: FFCP LLC -12/21/19 12:28:38 Prior Id # 1: 2017 031 F۷ 466,600 1900 4,605. 448,000 916,500 Year End Roll 1/3/2017 916,500 Owner 2: -**AST REV** 466,600 2016 031 FV 1900 4,605. 448,000 916,500 916,500 Year End 1/4/2016 Prior Id # 2 Street 1: 455 MASS AVE STE #1 2015 031 FV 391,100 2000 4,605. 345,400 738,500 738,500 Year End Roll 12/11/2014 Date Time Prior Id #3 Twn/City: ARLINGTON 2014 031 FV 391,100 2000 4,605. 345,400 738,500 738,500 Year End Roll 12/16/2013 04/10/18 12:59:08 Prior Id # 1 St/Prov: MA Cntry 2013 031 FV 391,100 2000 4,605. 345,400 738,500 738,500 12/13/2012 Prior Id # 2 ekelly Postal: 02474 TAX DISTRICT SALES INFORMATION PAT ACCT. ASR Map 925 NARRATIVE DESCRIPTION Sale Code V Tst Verif Assoc PCL Value Grantor Legal Ref Type Date Sale Price Notes Fact Dist This Parcel contains 4,605 Sq. Ft. of land mainly classified as FFCP LLC, 70704-49 3/6/2018 99 No No Comm. / Res. with a(n) Office - Pro Building Built about 1799, Reval Dist: PASCIUTO FRANK/ 70704-46 3/6/2018 Convenience 99 No No Having Primarily Vinyl Exterior and Asphalt Shal Roof Cover, Year PASCIUTO FAMILY 53703-201 10/21/2009 Family 10 No No with 5 Units, 2 Baths, 5 HalfBaths, 0 3/4 Baths, 8 Rooms Total, LandReason: PASCIUTO FRANK 49958-198 8/17/2007 Family 10 No No OTHER ASSESSMENTS BldReason: 13909-234 2/1/1980 48500 No No Code Descrip/No Amount Com. Int **BUILDING PERMITS** ACTIVITY INFORMATION Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment Date By Name PROPERTY FACTORS 3/30/2007 190 22.935 G9 GR FY09 MISC INTERIOR RENO 3/30/2009 Meas/Inspect 201 PATRIOT Renovate Item Code Descip % Item Code Descrip 7/22/1996 335 SIGN 163 PATRIOT Manual 500 12/6/1999 Meas/Inspect Z B1 NEIGH OFF 100 U 1/1/1919 t 0 n Census: Exmpt Flood Haz: D Торо Street S Traffic t Sign: VERIFICATION OF VISIT NOT DATA LAND SECTION (First 7 lines only) LUC No of Units Use Depth / LT Base Unit Neigh Neigh Appraised Alt Spec .1 Description Unit Type Land Type Adj Neigh Infl 1 % Infl 2 % Infl 3 % Fact Use Value Notes Fact PriceUnits Value Price Influ Mod Class Code Factor Value Land Code 340 Office 4605 Sq. Ft. Site 42.5 3.538 CG 692.389 104 692,400 Total AC/HA: 0.10572 Total SF/SM: 4605.00 Parcel LUC: 031 Comm. / Res. Prime NB Desc COMM GD 692,389 Spl Credi Total: 692 400 Total:

Commercial

1 of 1

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TOTAL ASSESSED: 1.160.900