

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 B1 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.
2. 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)

Docket 2306 400-402 Mass. Ave.

Calculate GFA From Floor Plans

First Floor $38.75 \times 49.7 = 1920$
 Less: $12 \times 12 = 144$
 $4 \times 12.5 = 50$
 $4.7 \times 15.25 = 72$
 $\underline{266}$

$\begin{array}{r} 1920 \\ -266 \\ \hline 1654 \end{array}$

Total 1st Floor GFA = 1654 #

Basement $17.5 \times 15 = 260$

Second Floor $38.75 \times 49.7 = 1920$
 Less: $12 \times 12 = 144$
 $10.8 \times 17.25 = 186$
 $4.7 \times 20.4 = 96$
 $\underline{426}$

$\begin{array}{r} 1920 \\ -426 \\ \hline 1494 \end{array}$

Total 2nd Floor GFA = 1494 #

For First + Second, 3100 # ; Can

Lot Area = 4588 S.F.
 Max number of dwelling units = $4588 / 2500 \approx 2$ units.

Parking:

a) All Office
 Bsmt. 260
 1st. 1654
 2nd. 1494
 $\underline{3408}$

b) Mixed Office w/ Dpts.
 Bsmt. 260
 1st. 1654
 $\underline{1914}$ @ 750 = 2.55 spaces.

Pkg. demand = 4.53 pkg. spaces

2nd Floor Apts, Bldg-1BR
 $2 \times 1.15 = 2.30$ spaces.
 $\underline{4.85}$ spaces.

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

