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Subject: Expansion of the Atwood House

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To: Arlington Redevelopment Board and the Historical Commission

I would like to follow up on an idea suggested by Gene Benson at last week's ARB hearing. He observed that the 2009 Special Permit made a point of reserving the land behind the Atwood House for future development, making it possible to keep the existing structure while expanding to the rear. The architect for the owner stated last week that he did not think there was sufficient room.

Looking at the plot plan for 821-833 Mass Ave it seems that there is sufficient room. Last year the owner submitted plans which included a 3 story residential wing with a 1300 sf footprint. That same footprint can easily be achieved on this lot at the rear of the Atwood House. The front and side facades can be maintained in their original state, the interior can be converted to office space, the front lawn preserved, and the residential wing would be unobtrusive in the rear. The four parking spaces in the immediate rear can be made into an attractive landscaped area, providing a buffer from the CVS drive thru lane. The other six parking spaces can be maintained as they are.

Please see the drawing below.

Don Seltzer

