



# City of Somerville Community Preservation Committee

## AMENDED RECOMMENDATION FOR Restoration of 12 Pleasant Ave – Elijah Walker House

### PROJECT BACKGROUND

The Somerville Community Land Trust (SCLT) requested CPA funds to contribute to the restoration of the historic Elijah Walker House located at 12 Pleasant Ave. SCLT acquired the building in 2024 and plans significant rehabilitation and renovation with support from the Somerville Affordable Housing Trust Fund to create six affordable housing units. In FY25, \$365,000 was awarded from the CPA program to be used for repairs of the building's exterior and structural elements to ensure preservation of the building's historic integrity. The blended project combines CPA funding for historic preservation and affordable housing.

The CPC has elected to amend the conditions for this project to align with new CPA historic preservation program guidelines adopted this month, eliminating a requirement that the Somerville Community Land Trust execute and record a permanent Preservation Restriction on the property. As an affordable housing project the requirement for a Preservation Restriction could interfere with financing for the project as a whole. The new CPA guidelines will provide a more universally applicable and commensurate level of protection of the historic features improved with CPA funds.

### AMENDED RECOMMENDATION

On February 25, 2026, by a vote of 7-0, the Community Preservation Committee amended their recommendation for the award of \$365,000 of Community Preservation Act funds to the Somerville Community Land Trust to apply the following conditions to the grant in lieu of the conditions originally applied:

### FUNDING CONDITIONS

- The Grantee will consent to general conditions provided in the Memorandum of Agreement, which shall include a provision to ensure long-term preservation of the historic assets.
- Affordability restrictions on at least 30% of the units will be put in place in coordination with the Affordable Housing Trust.

***The full proposal is available at:***

[https://drive.google.com/file/d/1vhpwZqBqoufKifHgm3nD3wStUlu0rmFC/view?usp=drive\\_link](https://drive.google.com/file/d/1vhpwZqBqoufKifHgm3nD3wStUlu0rmFC/view?usp=drive_link)