



City of Somerville  
**HISTORIC PRESERVATION COMMISSION**  
City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

**DECISION**

**PROPERTY ADDRESS:** 10 Sargent Avenue  
**PERMIT NUMBER:** HP25-000056  
**OWNER:** Patrick and Kayla Canty  
**OWNER ADDRESS:** 45 Castle Rd, Nahant, MA 01908  
**APPLICANT:** Law Office of Michael LaRosa  
**APPLICANT ADDRESS:** 161 Third Street, Cambridge, MA 02141  
**DECISION:** **Not Preferably Preserved with Conditions**  
**DECISION DATE:** October 21, 2025

2025 OCT 29 P 1: 21

CITY CLERK'S OFFICE  
SOMERVILLE, MA

This decision summarizes the findings made by the Historic Preservation Commission (HPC) regarding whether the principal structure at 10 Sargent Avenue should or should not be Preferably Preserved.

**LEGAL NOTICE**

- The Applicant seeks to demolish a building constructed a minimum of 75 years ago.

**DETERMINATION**

At the HPC meeting on October 21, 2025, sitting and present members were Chair Eric Parkes, Vice-Chair Robin Kelly, Dick Bauer (*Member*) and DJ Chagnon (*Alt*). Members Ryan Falvey and Denise Price were absent. The Historic Preservation Commission (HPC) voted [4-0] that the principal structure located at 10 Sargent Avenue is **Not Preferably Preserved with Conditions** in accordance with Section 7-28, subsection (f) (5) (c) of the Demolition Review Ordinance 2020-22, as amended 12-08-2022. By making this determination, the HPC has deemed that the demolition of the building at 10 Sargent Avenue would not be detrimental to the architectural, cultural, political, economic, or social heritage of the City.

During their deliberations, the Commission found that the principal building at 10 Sargent Avenue is not importantly associated with any notable people, events, history, or architecture. The HPC also found that while that the building retains its original massing, much of the detailing and nuance of the building is gone and not a strong example of its architectural style. The proposed replacement building preserves the form and massing of the original building. The Commission added one condition, in order to help maintain the character, scale, and streetscape of the neighborhood.

Therefore, the principal building at 10 Sargent Avenue may be demolished only after Preservation Planning Staff has signed off on the pre-demolition conditions set forth by the Commission.

**CONDITIONS:**

1. Any replacement building shall be substantially similar in design and architectural details to the plans as presented at the October 21, 2025 hearing, dated October 20, 2025, including, but not limited to the two and a half story front gable roof. PPZ Staff is designated to approval minor changes to the proposal for purposes of zoning compliance.

Issued by the Historic Preservation Commission (HPC):

Eric Parkes, *Chair*  
Dick Bauer

Robin Kelly, *Vice-Chair*  
DJ Chagnon, *Alt*.









PROJECT NAME  
**SARGENT AVE  
RESIDENCES**

PROJECT ADDRESS  
10 SARGENT AVE  
SOMERVILLE, MA

CLIENT  
**PROPERTIES BY JD,  
LLC.**

ARCHITECT

ARCHITECTURE  
KHALILA DESIGN, INC.  
17 WALDO STREET SUITE 400  
SOMERVILLE, MA 02143  
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CONSULTANTS:

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REGISTRATION  
**NOT FOR  
CONSTRUCTION**

Project Number: 20039  
Date: 10/20/23  
Drawn by: AUBRI  
Checked by: AUBRI

REVISIONS

No.	Description	Date

3D  
**A-800**  
SARGENT AVE RESIDENCES