CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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HISTORIC PRESERVATION

STEP 2: DETERMINATION OF PREFEREABLY PRESERVED STAFF REPORT



Site: 65 Derby Street – Carriage Barn Only

Case: HP26-000054

Applicant: Sal Queruio- Tradition Construction Inc.

Owner: 65 Derby St Somerville LLC

Legal Ad: *The Applicant seeks to demolish a principal structure constructed a minimum of 75 years ago.*

HPC Meeting Date: November 17, 2026

I. Summary of October 20, 2026

At their regular public meeting on October 20, 2026, the HPC declared the carriage barn at 65 Derby Street to be "Historically Significant". Due to this determination, 65 Dery Street (Carriage Barn Only) moved on to second step in the demolition review ordinance, which calls for the HPC to determine whether or not the building should be "Preferably Preserved". A determination of "preferably preserved" does not permanently halt demolition of a building.

II. BUILDING UNDER CONSIDERATION

The building at 65 Derby is a 1.5 story carriage barn structure and constructed approximately between 1890 and 1895.

Right: *Front elevation*



Right*: Left Elevation*



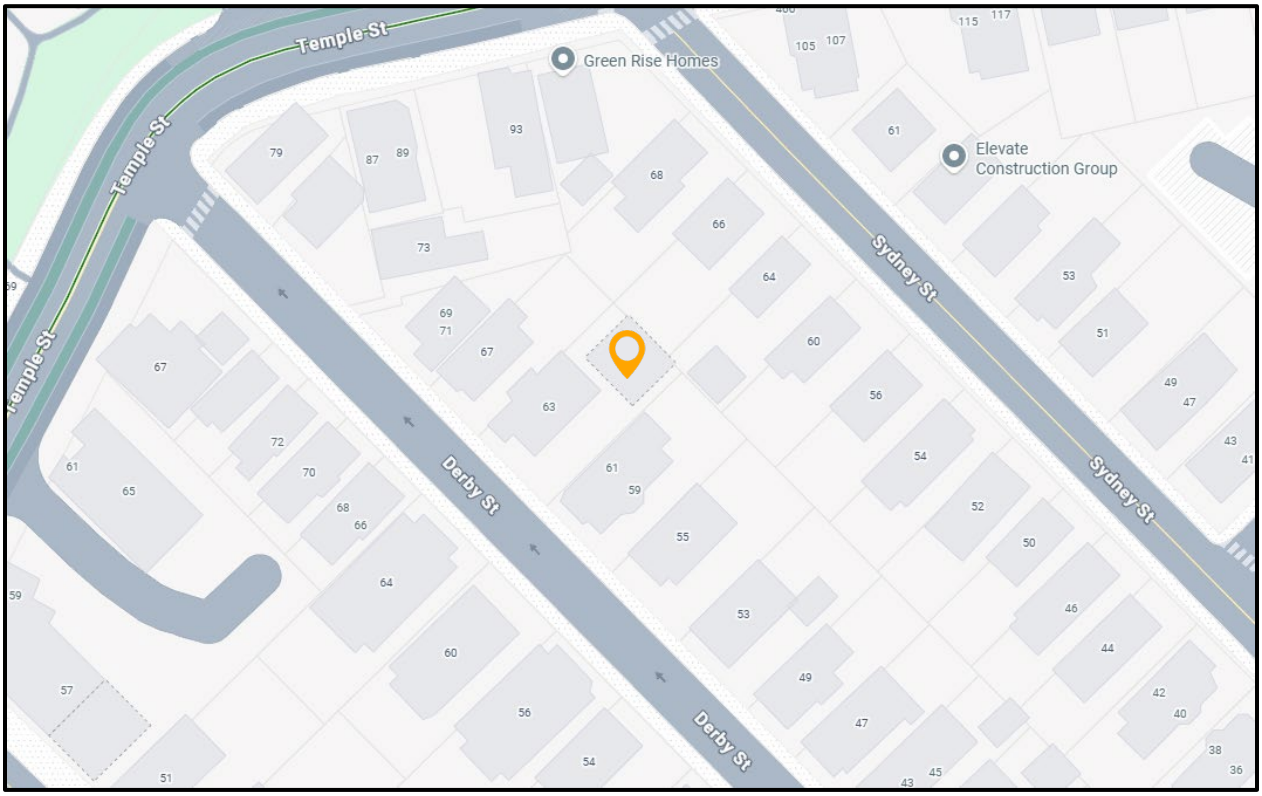
***Right**: Right Elevation*



***Right**: Right and Rear Elevation*



Below: Context Map for 65 Derby Carriage Barn in lot



III. ADDITIONAL INFORMATION

Preservation Planning has not uncovered any additional information in the intervening weeks since the Historic Significance vote.

To see the historic maps and research regarding structure at 333 Highland Ave and a general history of the area, see the October 20, 2026, staff report on Historic Significance..

IV. DETERMINATION

The HPC must determine one of the following for the carriage barn at 65 Derby Street.

a. That the building is Preferably Preserved.
b. That the building is not Preferably Preserved.
c. That the building is not Preferably Preserved *with Conditions*.

See the following section V "Findings" for guidance.

V. FINDINGS

The HPC needs to make determinations of whether the carriage barn is to be preferably preserved and adopt findings.

a. Preferably Preserved

For a determination of ***preferably preserved***, the HPC must make the following finding:

- *That the demolition of the **carriage barn at 65 Derby Street** would be detrimental to the architectural, cultural, political, economic, or social heritage of the City.*

If the HPC makes the above finding, the Commission must state their reasons why they take either position.

b. Not Preferably Preserved

If the HPC makes the above finding, the Commission must state their reasons why they take either position.

c. Not Preferably Preserved *with Conditions*

For a determination of ***NOT preferably preserved with Conditions***, the HPC must make the following findings:

- *That the **carriage barn at 65 Derby Street** do not meet any of the criteria to be "preferably preserved.". The HPC may add any or all of the following as conditions to this determination:*

    1. *photographic documentation of the building to be demolished;*
    2. *architectural renderings of the building to be demolished;*
    3. *identification of materials for salvage of material; and/or,*
    4. *a plan for installation of historic or interpretive signage at or near the site.*

If the HPC makes the above finding, the HPC must state their reasons why they take this position.

VI. VOTE

When bringing the matter to a vote, the HPC must include the reasons why the ***carriage barn at 65 Derby Street*** is or is not "preferably preserved".