



City of Somerville

HISTORIC PRESERVATION COMMISSION

Tufts Administration Building, Suite 211, 167 Holland Street, Somerville MA 02144

CERTIFICATE OF APPROPRIATENESS

PROPERTY ADDRESS: 396-398 Broadway
PERMIT NUMBER: HP25-000093
OWNER: Daniel Bowles (on behalf of 396-398 Broadway Condominium Trust)
OWNER ADDRESS: 396 Broadway, Unit 1B, Somerville, MA 02145
APPLICANT: Dan Paiva (Volnay Management)
APPLICANT ADDRESS: 87 L Street Boston, MA 02127
DECISION: **Conditional** Certificate of Appropriateness
DECISION ISSUED: April 17, 2026

2026 APR 21 P 2: 13
CITY CLERK'S OFFICE
SOMERVILLE, MA

This decision summarizes the findings made by the Historic Preservation Commission (HPC) or their designee regarding the **Local Historic District (LHD) property at 396-398 Broadway**.

LEGAL AD

- The Applicant seeks a Certificate of Appropriateness to alter an LHD property by replacing existing wooden gutters with aluminum gutters.

SCOPE OF WORK

- The applicant will replace the existing wood gutters with 6" K-style aluminum gutters. The replacement gutters will match the color of the existing gutters.

DETERMINATION

Under the Somerville Historic Districts Ordinance (HDO) proposed alterations of Local Historic District (LHD) properties must conform to specific criteria set out in the *Design Guidelines*.

In instance of **396-398 Broadway**, the proposal meets the following criteria set out in Design Guidelines Section II, B. Roofs, item 4 which reads as follows:

- Preserve the architectural features that give the roof its distinctive character, such as cornices, gutters, iron filigree, cupolas, dormers and brackets. Downspouts should be inconspicuously located and should be painted to match the color of the siding.*

At their December 16, 2025, meeting, the applicant and owner explained to the Historic Preservation Commission (HPC) that the wooden gutters have not been maintained over the years and are now some sections of the gutter are rotten, therefore they would want to replace them. The applicant team proposed aluminum gutters which would match the existing profile and color. After listening to a comment in favor of an abutter, Chair Parkes closed public testimony and the HPC discussed the proposed application.

The Commission indicated that they are receptive to alternative materials, though this would need to be verified before issuing the Certificate of Appropriateness (CA). Staff suggested that the CA could be issued administratively, and if the profile does not match, this application would have to go back to the commission.

Following this discussion the Commission voted unanimously (5-0) to approve the CA contingent upon the applicant providing staff with a product that matches profile and color to the existing wooden gutters. The applicant subsequently submitted a specification sheet for the proposed replacement, alongside images

and measurements of the existing gutters (no specification sheet was found for current wooden gutters, though staff found that images and measurements were sufficient for comparison of materials).

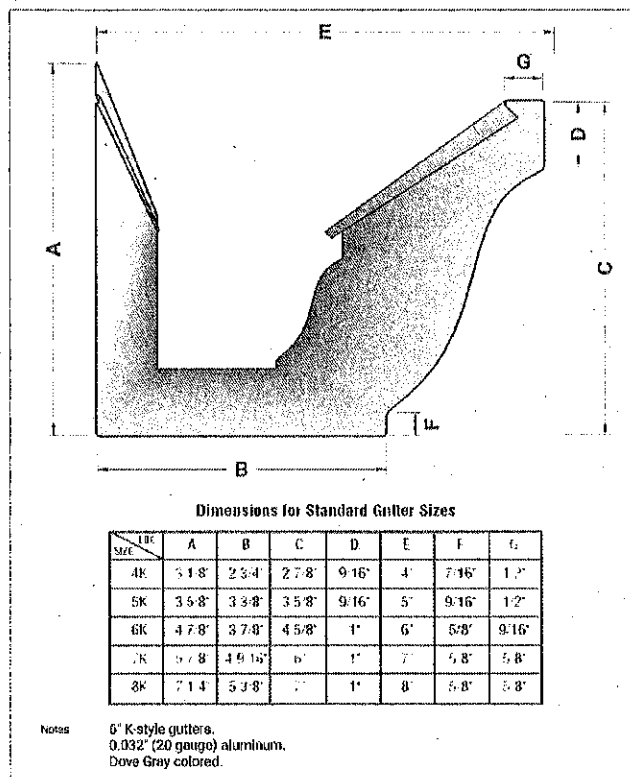
Based on the information provided by the applicant, staff has determined that the proposed profile closely matches the existing gutters and, therefore, complies with the HPC's requirements.

Due to the description of the work, the images submitted by the Applicant, and the provisions set forth in the Historic District Ordinance (HDO) and related Design Guidelines, the Applicant is granted a **Conditional Certificate of Appropriateness**.

The Conditions attached to this Certificate are as follows and must be followed by the Applicant/Owner:

CONDITIONS

1. The Applicant shall obtain all necessary permits for this project through the Inspectional Services Department (ISD) and must attach this Certificate to any other such permit applications.
2. This Certificate is for the above-described work only. Any changes to this proposal must be requested by submitting a new application to Citizenserve for a Historic Alteration.
3. Approved work must commence within one year of issuance of this Certificate. If work does not commence within one year, the Applicant/Owner is required to submit an application for a Historic Alteration through Citizenserve and request that the Certificate be re-issued.
4. The replacement gutter will be 6" K Style aluminum gutter. Specifications of approved gutter are below.



Issued on behalf of the Historic Preservation Commission (HPC):



Eric Parkes, Chair

Dick Bauer
Ryan Falvey

Robin Kelly, *Vice-Chair*
Denise Price
DJ Chagnon, Alt