



CITY OF NEW BEDFORD
COMMUNITY PRESERVATION ACT FY26
PROJECT APPLICATION

PROJECT INFORMATION			
PROJECT TITLE	Former Friends Meeting House Restoration		WARD 4
PROJECT LOCATION	17-19 Seventh St. New Bedford, MA 02740		
LEGAL PROPERTY OWNER OF RECORD	South Coast Investments, Inc.		
CPA PROGRAM CATEGORY <i>(Select relevant categories for your project)</i>	<input type="checkbox"/> OPEN SPACE	<input checked="" type="checkbox"/> HISTORIC RESOURCE	
	<input type="checkbox"/> RECREATION	<input type="checkbox"/> HOUSING	
ESTIMATED START DATE	July 7th, 2026	ESTIMATED COMPLETION DATE	September 7th, 2026

PROJECT APPLICANT			
APPLICANT ORGANIZATION NAME	South Coast Investments, Inc.		
APPLICANT IS (Check only one)	<input type="checkbox"/> CITY DEPARTMENT	<input type="checkbox"/> NON-PROFIT	<input checked="" type="checkbox"/> PRIVATE GROUP/CITIZEN
CO-APPLICANT ORGANIZATION NAME (If applicable)			
CO-APPLICANT IS (Check only one)	<input type="checkbox"/> CITY DEPARTMENT	<input type="checkbox"/> NON-PROFIT	<input type="checkbox"/> PRIVATE GROUP/CITIZEN
PROJECT CONTACT PERSON	Christian Gwozdz-Silveira		
MAILING ADDRESS (INCLUDE ZIP CODE)	45 Slocum Rd. Suite 3, Dartmouth, MA 02747		
TELEPHONE NUMBER	(774) 992-9074	EMAIL:	[REDACTED]

PROJECT FUNDING		
CPA FUNDING REQUEST <i>(must match CPA request-line 1 of Project Budget on page 8)</i>	\$ 223,026	
TOTAL PROJECT BUDGET	\$ 223,026	

SIGNATURES		
I/we attest that all information provided in this entire submission is true and correct to the best of my/our knowledge and that no information has been excluded which might reasonably affect funding. I/we authorize the Community Preservation Committee and/or the City of New Bedford to obtain verification from any source provided. I/we acknowledge and agree that a permanent restriction may be placed on the property as a condition of funding.		
APPLICANT NAME (printed) South Coast Investments, Inc.	SIGNATURE	DATE
CO-APPLICANT NAME (printed)	SIGNATURE	DATE

Submission Checklist

The following items must be organized on your submitted flash drive in folders named for each applicable section below (e.g., Application, Financial, etc.). Please check each item on this list if it is included in your submission packet. Note: not all items will apply to each project.

APPLICATION – All items in this section are required	
<input type="checkbox"/>	Application Information (page 1)
<input type="checkbox"/>	Submission Checklist (this page)
<input type="checkbox"/>	Narrative/Project Management/Category Specific Section/Financial (pages 3-7)
<input type="checkbox"/>	Project Schedule – Project Budget – Funding Sources Summary (page 8)
<input type="checkbox"/>	Construction Budget Summary – to be complete for construction projects ONLY (page 9)
<input type="checkbox"/>	Certificate of Vote of Corporation and Tax Compliance Certification (page 10) must be completed by both applicant and co-applicant if non-municipal applicant. The form must be completed by authorized board member. *Certificate of Vote named person must be different person from signer of the certificate.
FINANCIAL	
<input type="checkbox"/>	One cost estimate from an architect OR two written vendor/contractor quotes (Quotes/cost estimates must be submitted with application – late submissions will not be accepted)
<input type="checkbox"/>	Proof of secured funding (commitment letters or bank statements), if applicable. Please redact account numbers and any sensitive information.
OWNERSHIP/OPERATION (NON-CITY)	
<input type="checkbox"/>	If the applicant is not the owner, attach documentation of site control or written consent of owner to undertake the project. <i>Applications will not be reviewed without this documentation.</i>
<input type="checkbox"/>	Board of Directors listing
<input type="checkbox"/>	Certificate of Good Standing – available at MA Secretary of State website
<input type="checkbox"/>	501(c) certification (if operating as a non-profit) or corporate certificate
<input type="checkbox"/>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
COMMUNITY SUPPORT	
<input type="checkbox"/>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
PLANS & REPORTS <i>If applicable to your project, please submit in digital format only.</i>	
<input type="checkbox"/>	Renderings, site plans, engineering plans, design/bidding plans, specifications, and any MAAB variance requests.
<input type="checkbox"/>	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISUAL <i>If applicable to your project, please submit in digital format only.</i>	
<input type="checkbox"/>	Photos of the project site (not more than four views per site) Digital copies <u>only</u> .
<input type="checkbox"/>	Catalog cuts (i.e. recreation equipment) if applicable.
FOR HISTORIC RESOURCE PROJECTS ONLY	
<input type="checkbox"/>	Documentation stating the project is listed on the State Register of Historic Places or a written determination from the New Bedford Historical Commission that the resource is significant in the history, archeology, architecture, or culture of New Bedford.
<input type="checkbox"/>	Photos documenting the condition of the property/resource. Digital copies <u>only</u> .
<input type="checkbox"/>	Report or condition assessment by a qualified professional describing the current condition of the property/resource, if available.
<input type="checkbox"/>	I/We have read the <i>U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties</i> and understand that planning for and execution of this project must meet these standards.

PROJECT NARRATIVE

1 GENERAL NARRATIVE (1000 Character Maximum)

- Describe the proposed scope of work including the project location, property involved, and the proposed use*

The proposed project at 17–19 Seventh Street, New Bedford focuses on exterior restoration work essential to preserving the building's historic integrity and long-term function as a 14-unit studio apartment building. This phase includes the replacement of all existing windows with historically accurate clad units replicating the original profiles while improving energy efficiency; replacement of all exterior doors to restore proper historic appearance and security; and installation of custom-painted PVC trims that match the original moldings and detailing while offering enhanced durability and reduced maintenance. All work will adhere to historic preservation best practices and be coordinated with the New Bedford Historic Commission to ensure compliance with local preservation guidelines and maintain the building's contribution to the historic streetscape.

2 COMMUNITY NEED (1000 Character Maximum)

- What community need(s) listed in the current CPA Plan will this project address? How does the project benefit the public and what populations(s) will it serve? If it serves a population currently underserved, please describe.*

Located within one of New Bedford's historic districts, 17–19 Seventh Street is a contributing example of the city's 18th-century architectural character and residential development pattern. Preserving this structure directly supports the Historic Preservation and Community Housing goals of the City's Community Preservation Plan. The building's continued use as residential housing maintains its role in supporting neighborhood vitality. By reinvesting in this property, the project safeguards a piece of New Bedford's architectural heritage, prevents the loss of a historic landmark, and ensures that well-maintained, quality housing remains available within the city's historic core.

3 GOALS & OBJECTIVES (1000 Character Maximum)

- Describe the project's goals and objectives. The objectives must be specific, measurable, achievable and realistic.*
- How does the project meet the general and category-specific priorities outlined in the current Community Preservation Plan?*

The project's goals are to preserve a historic community asset and improve the quality of life for current residents. By replacing all deteriorated windows and exterior doors with historically accurate, energy-efficient units, the project will eliminate active water infiltration, prevent further structural damage, and ensure safe, weather-tight living conditions for 14 tenants. These objectives are specific and measurable, the completion of all window and door replacements will stabilize the building envelope and reduce energy loss. The project supports the CPA's general priorities of protecting community character, investing in long-term sustainability. Additionally, this will enhance the quality of life, while meeting category-specific goals by preserving a significant historic resource and maintaining stable housing within New Bedford's historic core.

4 MEASURING SUCCESS (1000 Character Maximum)

- *How will the success of this project be measured?*

Project success will be measured through both physical improvements to the property and measurable benefits to residents. Key indicators include: (1) elimination of water infiltration and rot, verified through post-construction inspection; (2) safer living conditions, evidenced by fully operable and secure windows and doors; (3) improved energy efficiency and reduced tenant utility costs, measurable through comparison of utility usage before and after completion; and (4) enhanced curb appeal and preservation of historic character, confirmed through visual assessment and historic commission feedback. Collectively, these outcomes will demonstrate the project's success in protecting a valued historic resource while improving residents' safety, comfort, and quality of life.

5 COMMUNITY SUPPORT (1000 Character Maximum)

- *Explain the level of community support this project has received. If possible, please include letters of support from any groups or individuals who have endorsed this project.*

This project has generated strong community support and enthusiasm from both city officials and local residents. The New Bedford Planning Office and Historic Commission have expressed excitement about the preservation efforts and alignment with the city's broader revitalization goals. Neighboring property owners & tenants have also voiced praise for the improvements completed to date and optimism for the continued restoration of 17–19 Seventh Street. In particular, the owners of 21 Seventh Street—the Nathan and Polly Johnson House, a landmark of national significance—have expressed support for how this project complements their preservation work and enhances the setting of the Abolition Row Park, strengthening the area's historic and cultural identity.

6 CRITICAL NEED (1000 Character Maximum)

- *Is this project of an urgent nature?*
- *Is there a deadline or factors not controlled by the applicant (i.e. opportunity for immediate acquisition, opportunity to leverage available non-CPA grant or other financial opportunity)?*
- *For historic resource applications only, is the property at risk for irreparable loss? If so, please include a condition assessment from a qualified professional if available.*

This project is of an urgent nature due to significant deterioration of the historic building's windows and exterior doors. The ongoing window deterioration has led to water intrusion, causing damage to tenant ceilings, rot within the exterior sheathing, framing, and trim, and accelerating overall structural decline. If unaddressed, this damage will continue to worsen, rendering the building increasingly unsuitable for habitation.

Additionally, many of the existing windows can no longer be locked and have loose/ broken panes, posing immediate safety concerns particularly for first-floor tenants and those with fire escape exits. The exterior doors are also in advanced stages of decay, with some temporarily reinforced with plywood. This not only detracts from the building's historic character but also allows further water intrusion and prevents the doors from properly closing or operating, creating additional security and safety hazards.

PROJECT MANAGEMENT

1 APPLICANT INFORMATION (1000 Character Maximum)

- *Describe applicant. Is applicant a public entity, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is the history and background of the applicant?*
- *Identify and describe the roles of all participants (applicants, architects, contractors, etc.) including the project manager.*
- *Describe any past projects of similar type and scale, or experience that demonstrates the applicant's ability to carry out this project.*

The owner, South Coast Investments, Inc. (SCI), is a real estate holdings and development company based in Dartmouth, MA. The property manager and Vice President is Christian Gwozdz-Silveira, a resident of New Bedford, MA. The contractor for this project will be South Coast & Associates, Inc. (SCA). SCI and SCA are sister companies that have successfully collaborated on numerous projects.

SCA's portfolio includes historic preservation, light commercial work, and new residential construction. Notably, SCA completed the historic replication of the front façade at 42 N Water Street in New Bedford, MA. Both SCI and SCA were founded and are operated by David M. Silveira, who has successfully led these companies for nearly 20 years. David, a New Bedford native, continues to invest in the city's revitalization through high quality, historically sensitive development.

2 PROJECT FEASIBILITY (1000 Character Maximum)

- *List and explain further actions or steps required for completion of the project, such as environmental assessments, zoning or other permits and approvals, agreement on terms of any required conservation, affordability or historic preservation agreements, subordination agreements, and any known or potential barriers or impediments to project implementation.*

The next steps for this project include applying for a building permit and appearing before the New Bedford Historic Commission to obtain a Certificate of Appropriateness. No environmental assessments or zoning approvals are anticipated at this time. Upon receipt of approvals and CPA funding, construction will commence immediately. No known barriers are expected to impede project implementation.

3 PROJECT MAINTENANCE (1000 Character Maximum)

- *Please explain the long-term maintenance plan for the completed project.*

Following completion, the property will continue to be owned and maintained by South Coast Investments, Inc. (SCI). Regular inspections and preventative maintenance will be performed by South Coast & Associates, Inc. (SCA), which currently oversees the property's repair work. All of the restored windows and doors will be included in SCI's annual maintenance schedule to ensure their continued integrity, weatherproofing, and operation. Any future repairs will be completed using materials and methods consistent with the building's historic character. Both SCI and SCA are committed to the long-term preservation of this structure as part of their multi-phase plan to revitalize this structure.

COMPLETE FOR HISTORIC RESOURCE PROJECTS ONLY

CPA Compliance (1000 Character Maximum)

- *Describe how the proposed project complies with the [U.S. Secretary of the Interior's Standards for Rehabilitation](#), as required by the CPA legislation under the definition of rehabilitation.*
- *Describe how the applicant will ensure compliance with these standards as the project is ongoing, i.e., hiring of a consultant.*

The proposed project will comply with the U.S. Secretary of the Interior's Standards for Rehabilitation by preserving the building's historic appearance while improving its longevity. All work will maintain the original design, proportions, and trim details. Due to extensive deterioration, all windows and doors will be replaced with historically accurate clad units that replicate the original profiles. Exterior trims will be recreated in custom-painted PVC to match the historic detailing while providing greater durability and weather resistance.

South Coast Investments, Inc. (SCI) will ensure compliance by coordinating closely with the New Bedford Historic Commission for review and approval of all materials, finishes, and installation methods prior to construction.

COMPLETE FOR PROJECTS WITH ACCESSIBILITY REQUIREMENTS ONLY

CPA Compliance (500 Character Maximum)

- *Describe how the proposed project complies with the [ADA/MAAB Regulations](#).*

Not Applicable

COMPLETE FOR COMMUNITY HOUSING PROJECTS ONLY

CPA Compliance (500 Character Maximum)

- *Describe how the proposed project complies with CPA affordability requirements (100% of AMI for New Bedford)*
- *Describe the number and types of units (e.g.: 1br, 2br).*
- *Provide a complete Development Budget and an Operating Budget (for rental properties).*

Not Applicable

PROJECT FINANCIAL INFORMATION

1 FINANCIAL INFORMATION (2000 Character Maximum)

- *Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project. A bullet point list is acceptable.*
- *Will the project require CPA funding over multiple years? If so, provide estimated annual funding requirements.*
- *What is the basis for the total CPA request?*
- *How will the project be affected if it does not receive CPA funds or receives a reduced amount?*

In May 2025, South Coast Investments, Inc. (SCI) acquired this property. Due to its deteriorated condition, the building appraised below the purchase price, requiring SCI to contribute additional equity at closing. Since acquisition, SCI has invested approximately \$100,000 in improvements, including landscaping cleanup, upgrading the electrical service, and renovating seven of the fourteen apartments as tenants have vacated. Combined with the initial \$415,000 down payment, SCI's total investment now exceeds \$500,000, with additional costs expected as remaining units are improved.

Because of the property's current debt-to-income ratio, SCI's bank was unable to extend further construction financing. Additionally, the significant costs associated with properly preserving this historic landmark make it infeasible for SCI to personally finance the necessary exterior restoration.

The first phase of this preservation effort focuses on replacing all windows and exterior doors along with their associated trims. Future phases are expected to include repairing or rebuilding the historic entryway and replacing the building's siding and remaining exterior trim. SCI recognizes the large number of CPA applications submitted annually and the limitations of the available budget; therefore, SCI is hoping that spacing the work over multiple years will be more feasible the CPA.

The total CPA request is based on the high cost of preservation-grade materials and skilled labor required to meet the U.S. Secretary of the Interior's Standards for Rehabilitation. These standards substantially increase costs compared to conventional construction methods but are essential to maintaining the property's historic character.

If CPA funds are not awarded or are significantly reduced, this project will unfortunately reach a stalemate, and the necessary exterior repairs will not be able to proceed. While SCI remains committed to preserving this landmark properly, the cost of doing so without external support is prohibitive. Until sufficient grant funding is secured, exterior restoration efforts will need to be placed on hold.

PROJECT SCHEDULE – PROJECT BUDGET – FUNDING SOURCE SUMMARY

PROJECT SCHEDULE

Please provide a project timeline below, noting all project milestones. Please note the City Council must approve all appropriations of CPA funds. Grant funding will not be available for disbursement until after July 1, 2026.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:	Order windows, Doors & Trim	July 1st. 2026
PROJECT MILESTONE:	Demo windows, trim,	August 1st. 2026
50% COMPLETION STAGE:	Openings Installed	August 7th. 2026
PROJECT MILESTONE:	Window Trim Installed	August 21st. 2026
PROJECT COMPLETION DATE:	Window trims painted, construction debris cleaned	September 1st. 2026

PROJECT BUDGET

Please include an **itemized budget** of all project expenses. Note: CPA funds cannot be used for maintenance. If the project received CPA funds in another fiscal year, please include this amount on a separate line, not on line 1.

FUNDING SOURCES	EXPENSES				
	STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1 NEW BEDFORD CPA FY26***	\$ 0	\$ 0	\$ 0	\$ 223,026	\$ 223,026
2 South Coast Investments, Inc.	\$ 0	\$ 0	\$ 415,000	\$ 100,000	\$ 100,000
3 Bristol County Savings Bank	\$ 0	\$ 0	\$ 1,085,000	\$ 0	\$ 1,085,000
4	\$	\$	\$	\$	\$
5	\$	\$	\$	\$	\$
6	\$	\$	\$	\$	\$
7	\$	\$	\$	\$	\$
TOTAL PROJECT COSTS	\$ 0	\$ 0	\$ 1,500,000	\$ 325,026	\$ 1,825,026

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

***New Bedford CPA (Line 1) amount should match the amount requested on the application cover page.

ANTICIPATED FUNDING SOURCE SUMMARY

Please explain the current status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet.

	FUNDING SOURCE	STATUS OF FUNDING
1	N/A	As explained above, the bank cannot lend any further debt on this property
2	South Coast Investments, Inc.	Already purchased the property and made the listed construction updates
3	Bristol County Savings Bank	Already funded the purchase of this property
4		
5		
6		
7		

CONSTRUCTION BUDGET

To be completed for construction projects only

If you have a construction budget, it may be submitted in lieu of this page.

ACTIVITY	CPA FUNDS	OTHER FUNDS	TOTAL
Acquisition Costs			
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
Site Work (not in construction contract)			
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$	\$
Construction/Project Improvement Costs			
New Construction	\$	\$	\$
Rehabilitation	\$	\$	\$
Performance bond premium	\$	\$	\$
Construction contingency	\$	\$	\$
Other	\$	\$	\$
Architectural and Engineering (See Designer Fee Schedule for guidance):			
https://www.mass.gov/files/design_fee_schedule- dsb_2015_2007.pdf			
Architect fees	\$	\$	\$
Engineering fees	\$	\$	\$
Other A & E fees	\$	\$	\$
Other Owner Costs			
Appraisal fees	\$	\$	\$
Survey	\$	\$	\$
Soil boring/environmental/LBP	\$	\$	\$
Tap fees and impact fees	\$	\$	\$
Permitting fees	\$	\$	\$
Legal fees	\$	\$	\$
Other	\$	\$	\$
Miscellaneous Costs			
Developer fees	\$	\$	\$
Project reserves	\$	\$	\$
Relocation costs	\$	\$	\$
Project Administration & Management Costs			
Marketing/management	\$	\$	\$
Operating/Maintenance	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$	\$	\$

CERTIFICATE OF VOTE OF CORPORATION AUTHORIZING EXECUTION OF CORPORATE AGREEMENTS

At a meeting of the Board of Directors of _____ (organization) duly called and held on _____, 20____ at which a quorum was present and acting throughout, the following vote was duly adopted.

VOTED: That _____ (person), the _____ (title) of the corporation, be and hereby is authorized to affix the Corporate Seal, sign and deliver in the name and on behalf of the corporation, contract documents with the City of New Bedford, the above mentioned documents to include but not be limited to Bids, Proposals, Deeds, Purchase and Sales Agreements, Agreements, Contracts, Leases, Licenses, Releases and Indemnifications; and also to seal and execute, as above, surety company bonds to secure bids and proposals and the performance of said contract and payment for labor and materials, all in such form and on such terms and conditions as he/she, by the execution thereof, shall deem proper.

A TRUE COPY, ATTEST:

Name (printed)

(Affix Corporate Seal)

Signature

Title

Date

TAX COMPLIANCE CERTIFICATION

Pursuant to Chapter 62C of the Massachusetts General Laws, Section 49A(b), I, the undersigned, authorized signatory for the below named contractor, do hereby certify under the pains and penalties of perjury that said contractor has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Signature

Print Name

Organization name

Federal Tax ID #

Date

South Coast & Associates, Inc.
45 Slocum Rd., Suite 4
Dartmouth, MA 02747

division : DIV 01 General Requirements(\$20,430.00)		
Site Restroom (per month)	per month	\$630.00
Dumpster 30/40yd	30/40yd 11.16.23	\$1,800.00
Misc allowance (SCA Carpenters)	undefined scope of work (labor & materials)	\$12,000.00
Exclusions	PERMITS & UTILITY FEES, APPLIANCES, FINANCE RELATED	\$0.00
3mo Project Administration & Management Fee (\$500 per week) cost plus job	total estimated 12 weeks (Manager, Coordinator, Controller)	\$6,000.00
division : DIV 02 Existing Conditions(\$16,020.00)		
DEMO OPENING	labor only	\$10,260.00
SITE/DUST PROTECTION	labor & materials	\$5,760.00
division : DIV 07 Trim(\$28,884.00)		
Trim Millwork (15 LF) Labor	Labor Only (Updated 7/22/25)	\$17,400.00
		\$223,026.00

Custom Trim Millwork (15 LF) Materials	Materials (PVC) (\$150 Material Max w/ 10% Waste Factor) (Updated 11/21/24)	\$11,484.00
division : DIV 08 Openings(\$130,200.00)		
Oversized Historic Clad Opening - Double Hung	Andersen or equal (\$1500 per unit max) Updated 11/21/24	\$90,000.00
Fiberglass Entry half Glazing 3068 (7.11.23)	Door \$1500 w/ Grills, Door hardware \$150 max allowance	\$15,840.00
install opening		\$24,360.00
division : DIV 09 Finish Carpentry(\$12,180.00)		
Install Interior Casing @ Opening Labor	(Labor Only Picture Frame)(Updated 10/16/24)	\$5,220.00
Install Interior Casing @ Opening Materials	(\$100 Material Max Picture Frame)(Updated 10/16/24)	\$6,960.00
division : DIV 09 Paint (Interior)(\$15,312.00)		
Paint Opening Interior	(Prime/Paint 2 Coat) Match Existing Color/ Finish	\$7,656.00
Paint Opening Exterior	(Prime/Paint 2 Coat) Match Existing Color/ Finish	\$7,656.00
		\$223,026.00

TYPICAL SPECIFICATION NOTES (SEE SPECIFIC LINE ITEMS IN CONTRACT FOR VARIATIONS) (UPDATED 9.19.23)

*EXCLUSIONS AND/OR OMISSIONS NOT SPECIALLY IDENTIFIED OR BUDGETED BY SCA SHALL BE ADDRESSED VIA CHANGE ORDER AND ASSUMED AS AN OWNER'S EXPENSE.

DIV 1: (GENERAL REQUIREMENTS) BUILDING AND OTHER PERMITS AND RELATED BONDS TO BE PAID BY OWNER (REIMBURSABLE), BUILDERS' RISK INSURANCE TO BE CARRIED AND PAID FOR BY SOUTH COAST & ASSOCIATES, INC.

DIV 3: (CONCRETE) 3,000 PSI WALLS/ 4,000 PSI SLABS,(NO PUMP TRUCK OR ADDITIVES), 8' POUR UNLESS OTHERWISE NOTED REINFORCEMENTS: PER PLANS, DAMP PROOFING/TARRING: LIQUID BITUMINOUS ASPHALT COATING ON EXTERIOR SIDE OF FOUNDATION BELOW GRADE, DRAINAGE: PER PLANS

DIV 6: (FRAMING & INSTALLING OPENINGS) FRAME EXTERIOR SHELL, FIRE BLOCKING, STRAPPING, INSTALL OPENINGS, INTERIOR PARTITIONS

EXCLUSIONS: ITEMS NOT CLEARLY NOTED ON PLAN SUCH AS: SOFFITS, BULKHEADS, CHASES AND OR ALTERATIONS MADE TO FRAMING BY SUBS FOR MEP OR FP OR ADDITIONAL MOBILIZATION TO COMPLETE SCA SCOPE DUE TO DELAYS CAUSED BY GC OR NON SCA SUB

DIV 7: (INSULATION) FIBERGLASS BATTs @ WALLS BLOWN-IN CELLULOSE @ SLOPES, SPECIAL INSULATION SITUATIONS: CONTRACTOR TO PROVIDE OPTIONAL PRICES UPGRADES SUCH AS SPRAY FOAM, AIR SEALING SERVICES, OR SOUND WALLS

DIV 7: (ROOF) 30 YEAR ARCHITECTURAL SHINGLES (GAF/OWENS CORNING) STANDARD "IN STOCK" COLORS UNLESS OTHERWISE NOTED.

DIV 7: (SIDEWALL) NORANDEX SUMMIT MANOR D4. STANDARD "IN STOCK" COLORS UNLESS OTHERWISE NOTED.

DIV 7: (EXTERIOR TRIM) PVC OR EQUAL @ FASCIA & RAKES & SPECIAL DETAILS (CORNERS/SOFFIT/CEILINGS SHALL BE VENTED SOFFIT & VINYL POST).

DIV 8: (OPENINGS) WINDOWS- HARVEY'S CLASSIC/SLIM LINE WHITE, EXTERIOR DOORS- FIBERGLASS EXTERIOR DOORS OR EQUAL, OVERHEAD GARAGE DOORS (NO GLAZING) (INSULATED).

DIV 9: (CABINETS) WOLF "DARTMOUTH" LINE COLOR "WHITE".

DIV 9: (COUNTER TOPS) GROUP 3 GRANITE OR ANY OTHER SURFACE PER MAX SQ' BUDGET OUTLINED

DIV 9: (INTERIOR STAIRS) 5/4" OAK TREADS, PRIMED PINE RISERS, STANDARD BOX NEWEL, 6010 OAK HANDRAILS, PINE BALUSTERS.

DIV 9: (WOOD FLOORS) 3-1/2 INCH PRE FINISHED OAK OR NATURAL HARDWOODS (NOT ENGINEERED) OVER 4" SHALL BE CONSIDERED "CHARACTER GRADE" SPLITTING AND SEPARATION SHALL BE ANTICIPATED REGARDLESS OF ENVIRONMENTAL CONDITIONS OR INSTALLATION METHODS

DIV 9: (INTERIOR DOORS) INTERIOR DOORS, HOLLOW CORE, (OR EQUAL), SPLIT JAMB:2-1/2" COLONIAL CASING, SCHLAGE PLYMOUTH KNOB OR LATITUDE LEVER, NICKLE OR BLACK FINISH.

DIV 9: (GYP/PLASTER) DRYWALL NORMAL CONDITIONS: 1/2" GYPSUM BOARD, SPECIAL GYP/PLASTER SITUATIONS: CONTRACTOR TO PROVIDE OPTIONAL PRICES UPGRADES SUCH AS BLUE BOARD/PLASTER FINISH

DIV 31 (FINISH SITE WORK): TOP SOIL & SEED: 4" OF CLEAN TOP SOIL W/ 1 APPLICATION OF SEED SHALL BE THE OWNERS RESPONSIBILITY TO PROVIDE WATER & CARE FOR LAWN ONCE INSTALLED, DRIVEWAY:

DIV 31 (FINISH SITE WORK CONT): SOUTH COAST & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR DAMAGE DRIVEWAY UNLESS IT IS CAUSED BY GROSS NEGLIGENCE. INCLUDES FINE GRADING, FINE GRAVEL, BASE AND FINISH. MATERIAL/DESCRIPTION: ASPHALT, RETAINING WALLS: PER PLANS

DIV22: (PLUMBING) 0.30\$ PER SQ' FIXTURE MAX (OR CUSTOMER PROVIDES) TOILET \$150, ACRYLIC SHOWER \$650 MAX

SOUTH COAST & ASSOCIATES, INC.

45 Slocum Rd Ste 4
North Dartmouth, MA 02747
+17742024868
ds@sca-inc.net
http://sca-inc.net/



DESIGN | BUILD

ADDRESS	SHIP TO	ESTIMATE	1851
South Coast Investments 34 Slocum Farm Drive South Dartmouth, MA 02747	South Coast Investments 34 Slocum Farm Drive South Dartmouth, MA 02747	DATE	11/04/2025
JOB NAME		AMOUNT	
SCA General Construction Contract - Pt. 1		0.00	
Parties South Coast & Associates, Inc. and the undersigned owner/builder			
The Contract Documents The contract documents include the terms of this contract and, by reference, the Construction Plans/Scope of Work Provided. Exclusions and/or omissions not specially identified or budgeted by SCA shall be addressed via change order and assumed as an owner's expense. Over or underestimation of items specifically listed or budgeted shall be the responsibility of SCA			
The Scope of the Work Within 1 month of permit issuance, SCA will commence construction and shall be complete within 3 months (not notwithstanding outside factors, i.e. inclement weather, selection delays, special orders, funding delays, manufacturing issues, transportation disruptions, shortages, or unforeseen circumstances impacting project timelines, etc.). South Coast & Associates, Inc. will furnish the labor and materials necessary to complete work [DESCRIPTION: Replacement of all existing windows & doors as well as their respective trims. All interior & exterior trims to be painted]. All work performed shall be in accordance with plans, specifications or scope provided to South Coast & Associates, Inc. by owner. Any errors or budgetary increases resulting from customer authorized scope changes without first revising construction plans and resolicited bids shall not be the responsibility of the General Contractor / SCA.			
IV. Schedule of Allowances (See Services and/or Specification Outline)			

Change Orders

All change orders must be in writing and signed. The owners agree that changes resulting in the furnishing of additional labor or materials and 20% (Fixed Fee ONLY) or 20% (Cost Plus ONLY) overhead/management mark-up fee will be paid for prior to the commencement of the extra work.

Stock and Special Order Clause

The Client shall be fully responsible for all costs associated with their order, including but not limited to: in-stock items, special orders, accessories, shipping charges, sales tax, restocking fees related to returns, fees incurred for exceeding return deadlines, and any additional charges related to logistics or storage. This responsibility extends to all products and materials purchased on behalf of the project, whether acquired through existing vendors or third-party distributors. The Client remains liable for these costs regardless of whether such fees were disclosed prior to, during, or after the purchase of the products, materials, or services.

Client Purchase Release Clause

On a case-by-case basis, the Builder may allow clients to source & purchase project items or services outside of the Builder's network, supervision & coordination. As a result, any fixture, material, service, product or system purchased outside of the Builder's vendor network, verification process or purchasing pipeline shall only be allowed at the sole risk of the owner. Any damage,

incompatibility, integration requirement, adaptation or scope correction as a result shall be the burden of the purchaser not the Builder. Additionally, any scope adjustment or accommodation as a result of such item or service purchased by the client may trigger additional change orders. Furthermore, the Builder and its respective subcontractors and vendors shall not be held liable for the same or any relative damages in such cases.

SCA General Construction Contract - Pt 2

0.00

Permits, Licenses, and Approvals

South Coast & Associates, Inc. will obtain local building and construction permits, and will coordinate respective inspections that are necessary for the construction and occupancy of the finished structure, except as otherwise provided in this contract. Building and other permits and related bonds to be paid by owner (or reimbursable to SCA)

Insurance and Risk of Loss

The owners agree to maintain insurance covering the replacement cost of the improvement under contract in the event of loss through fire, casualty, storm or other disasters, and theft of materials from the site. South Coast & Associates, Inc. agrees to maintain workers 'compensation insurance and liability insurance to protect the owners from liability claims for damages because of bodily injury, including death, and from liability for damages to property.

Access

The property owner will allow free access to work areas for workers and vehicles and will allow areas for the storage of materials and debris. Driveways will be kept clear for the movement of vehicles during work hours. South Coast & Associates, Inc. will make reasonable efforts to protect driveways, lawns, shrubs, and other vegetation.

Site Conditions

The property owners acknowledge that this contract is based upon South Coast & Associates, Inc.'s observation of conditions. Conditions which could not be known by a reasonable inspection, such as termite damage, hidden water damage, hidden code violations, or other concealed or subsurface conditions, may require extra labor or materials, which are not part of this contract. If such hidden conditions are discovered, South Coast & Associates, Inc. will notify the property owner and will attempt to reach an agreement for a change order to this contract.

Warranties

South Coast & Associates, Inc. guarantees the work will meet trade standards for workmanship. South Coast & Associates, Inc. will make every effort to blend existing textures, colors, and planes, but exact duplication is not guaranteed. South Coast & Associates, Inc. warrants that quality materials will be selected. South Coast & Associates, Inc. will maintain all manufacturers' warranties. The customer is limited to the manufacturers' warranties for defects in the manufacture of materials. All contractors' warranties are limited to a period of no more than 1 year. South Coast & Associates, Inc. warranties are limited to the cost of labor and materials only, and exclude ordinary wear and tear or abuse by others.

Dispute Resolution

Conflicts between the parties will be decided according to the Construction Industry Rules of the American Arbitration Association, and the laws of the state where the project is located. The arbitrator will award reasonable costs and expenses, including attorney fees, to the prevailing party.

Media & Signage Rights

Contractor may photograph, film and document the construction process for use in its website, portfolio, social media, and marketing. No project ownership, location, or sensitive client information will be disclosed. All media activities will be at Contractor's sole cost. Additionally, Contractor may post signage on-site identifying South Coast & Associates, Inc. as the Contractor for the duration of the project only.

ESCALATION CLAUSE FOR TOTAL PROJECT

0.00

The contract price for this construction project has been calculated based on the current prices for the component building materials & respective vendors/sub trades. However, the market for the building materials & operational overhead for vendors/trades that are hereafter specified is considered to be volatile, and sudden price increases could occur. The Builder agrees to use his best efforts to obtain the lowest possible prices from available building material suppliers & vendors/tradespeople, but should there be an increase in the prices of these specified materials & trades that are purchased after execution of contract for use in this construction project, the Owner agrees to pay that cost increase to the Builder.

DIV1

20,430.00

Division 1 - Preconstruction (General Requirements)

Exclusions: Municipal fees, permits & finance related fees. Builders' risk insurance to be carried and paid for by homeowners.

DIV2	16,020.00
Division 2 - Existing Conditions	
DIV7 T	28,884.00
Division 7 - Trim [Labor + Materials] (PVC)	
PVC or equal for fascia, rakes, corners and special details. Soffit and ceilings shall be vented. PVC post wrap/composite column TBD.	
DIV8	130,200.00
Division 8 - Openings (Per Spec) (Unless noted otherwise)	
Windows: Harvey slim line - White	
Exterior Doors : Fiberglass exterior doors or equal	
Overhead Doors : Insulated overhead garage doors (no glazing)	
DIV9 FC	12,180.00
Division 9 - Finish Carpentry [Labor & Material]	
DIV9 PAINT	15,312.00
Division 9 - Interior/Exterior Paint [Labor & Material]	

TOTAL **\$223,026.00**

Accepted By

Accepted Date



*The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133*

William Francis Galvin
Secretary of the
Commonwealth

March 16, 2016

TO WHOM IT MAY CONCERN:

I hereby certify that according to the records of this office,

SOUTH COAST INVESTMENTS, INC.,

is a domestic corporation organized on **October 8, 2015**, under the General Laws of the Commonwealth of Massachusetts.

I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth



SO.BRISTOL #8045 Bk:15251 Pg:252
05/09/2025 02:59 PM DEED Pg 1/3
eRecorded

MASSACHUSETTS EXCISE TAX
South Bristol County ROD
Date: 05/09/2025 02:59 PM
ID: 207194 Doc# 202500080450
Fee: \$6,840.00 Cons: \$1,500,000.00

QUITCLAIM DEED

Afonso Rental Properties LLC, a Massachusetts Limited Liability Company, with an address of 15 Ledgemont Lane, Dartmouth, Massachusetts 02747

for consideration paid and in full consideration of **One Million Five Hundred Thousand and 00/100 Dollars (\$1,500,000.00)**,

GRANT TO **South Coast Investments, Inc.**, a Massachusetts Corporation with an address of 34 Slocum Farm Drive, Dartmouth, Massachusetts 02747

with *QUITCLAIM COVENANTS*,

The land in New Bedford, Bristol County, Massachusetts, with the buildings thereon, bounded and described as follows:

Beginning at the Northeast corner of the premises at a point of intersection of the south line of Spring Street with the west line of Seventh Street; thence

SOUTHERLY in said west line of Seventh Street, about FIFTY-EIGHT (58) feet to a corner; thence

WESTERLY about seventy-six and 11/100 (76.11) feet to land now or formerly of Edmund R. Gardner; thence

NORTHERLY in line of last-named land, about fifty-nine and 90/100 (59.90) feet to the south line of Spring Street; and thence

EASTERLY in said south line of Spring Street about seventy-four and 63/100 (74.63) feet to the place of beginning.

CONTAINING 16.25 square rods, more or less.

Meaning and intending to convey the same premises conveyed to Grantor by deed dated February 29, 2024 and recorded in the Bristol County (S.D.) Registry of Deeds at Book 14924, Page 148.

The grantor named herein does voluntarily release all rights of homestead, if any, in the within granted premises and certifies, under the penalties of perjury, that there are no other persons entitled to claim a right of homestead in said premises, as set forth in M.G.L. Chapter 188.

This conveyance is made in the ordinary course of Grantor's business and does not represent the sale of all or substantially all of the Grantor's assets in the Commonwealth of Massachusetts.

Executed as a sealed instrument this 28th day of April 2025.

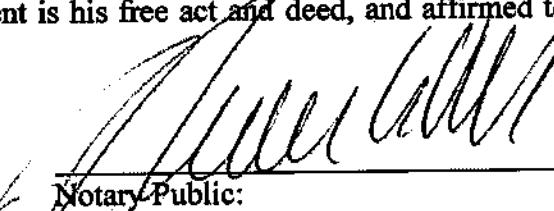
Afonso Rental Properties LLC

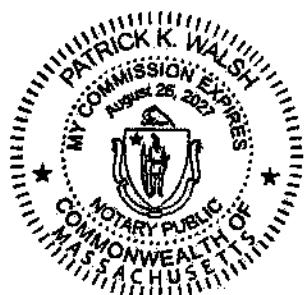

By: **John Afonso, Manager**

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 28th day April 2025, before me, the undersigned notary public, personally appeared the above-named **John Afonso, Manager of Afonso Rental Properties LLC**, and proved to me through satisfactory evidence of identification being MA Driver's License, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed, and affirmed to me that the contents hereof are truthful and accurate.


Notary Public:
My Commission Expires:



Executed as a sealed instrument this 8th day of May 2025.

Afonso Rental Properties, LLC

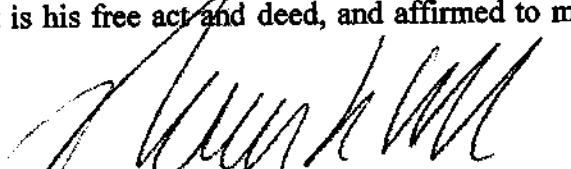


By: Dakotah Afonso, Manager

COMMONWEALTH OF MASSACHUSETTS

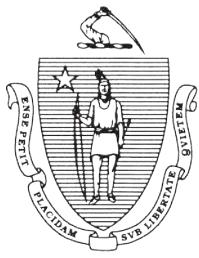
Bristol, ss.

On this 8th day May 2025, before me, the undersigned notary public, personally appeared the above-named **Dakotah Afonso, Manager of Afonso Rental Properties, LLC**, and proved to me through satisfactory evidence of identification being MA Driver's License, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed, and affirmed to me that the contents hereof are truthful and accurate.



Notary Public:
My Commission Expires:





The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

Date: September 19, 2025

To Whom It May Concern :

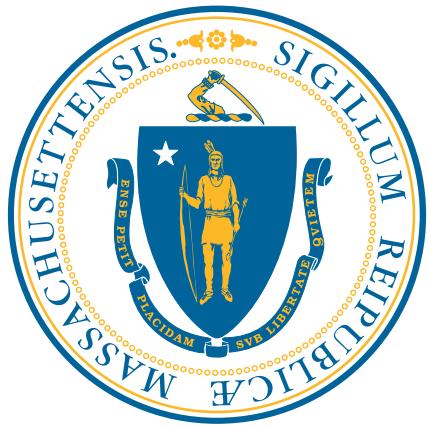
I hereby certify that,

SOUTH COAST INVESTMENTS, INC.

appears by the records of this office to have been incorporated under the General Laws of this Commonwealth on **October 08, 2015**.

I also certify that so far as appears of record here, said corporation still has legal existence.

In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.



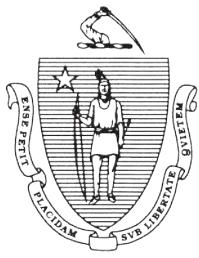
William Francis Galvin

Secretary of the Commonwealth

Certificate Number: 25090410410

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: hng



The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

Date: September 19, 2025

To Whom It May Concern :

I hereby certify that according to the records of this office,

SOUTH COAST INVESTMENTS, INC.

is a domestic corporation organized on **October 08, 2015** , under the General Laws of the Commonwealth of Massachusetts. I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

A handwritten signature in black ink that reads "William Francis Galvin".

Secretary of the Commonwealth

Certificate Number: 25090409830

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by: hng



PLANNING DIRECTOR
JENNIFER CARLONI

CITY OF NEW BEDFORD DEPARTMENT OF CITY PLANNING

133 William Street • Room 303 • New Bedford, MA 02740
508-979-1488 • www.newbedford-ma.gov

HISTORICAL COMMISSION

October 31, 2025

Ms. Janine da Silva, Chair
City of New Bedford Community Preservation Committee
133 William Street
New Bedford, MA 02740

Re: Old Friends Meetinghouse: 17-19 Seventh Street

Dear Ms. Da Silva:

On behalf of the City of New Bedford's Historical Commission, I would like to take this opportunity to offer full support of South Coast Investments, Inc. in their submission of a Community Preservation Act funding application for the rehabilitation of the Old Friends Meetinghouse in its use as multi-family housing.

The circa 1785 former Friends Meetinghouse was moved from its original location diagonally across the street to its current location sometime between 1821-1823. The property has both local and national significance, as it is listed on the National Register of Historic Places and was designated National Historic Landmark by the Secretary of the Interior in 2000; one of a select few properties in New Bedford which possess this status.

The property's significance is derived from its association with owner Nathan Johnson who converted the property to a residence, as well as its connection to Frederick Douglass and both of their roles in the antebellum effort to eradicate American slavery.

The property is located within the Abolition Row Local Historic District, which is regulated by M.G.L. Ch. 40C, requiring Historical Commission review for exterior changes as well as the requirement to follow the Secretary of the Interior Standards for Rehabilitation. The Historical Commission may require a comprehensive assessment of the windows and doors to demonstrate the need and appropriateness for full replacement.

South Coast Investments, Inc. has shown the requisite experience and expertise to carry out the rehabilitation of a property of this historic and architectural importance.

The New Bedford Historical Commission urges the Community Preservation Committee to give this application its utmost consideration and thanks you for the opportunity to support the continued preservation work in New Bedford.

Sincerely,

Diana Henry
Chairman

EXISTING CONDITIONS



FRONT PERSPECTIVE 1

NOT TO SCALE



FRONT PERSPECTIVE 2

NOT TO SCALE



REAR PERSPECTIVE 1

NOT TO SCALE



REAR PERSPECTIVE 2

NOT TO SCALE

PROJECT NAME: SCI
PROJECT #: #

OWNER:

LOCATION:
17 7TH STREET
NEW BEDFORD, MA

DATE:
10.08.2025

DRAWN BY: CHECKED BY:
LS, JL CGS, DS

DRAWING INDEX:

- S.1... BUILDING PERSPECTIVES
- S.2... FRONT ELEVATION/RIGHT ELEVATION
- S.3... REAR ELEVATION/LEFT ELEVATION
- S.4... FINISH DETAILS
- S.5... 1ST FLOOR PLAN
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- S.7... 3RD FLOOR PLAN

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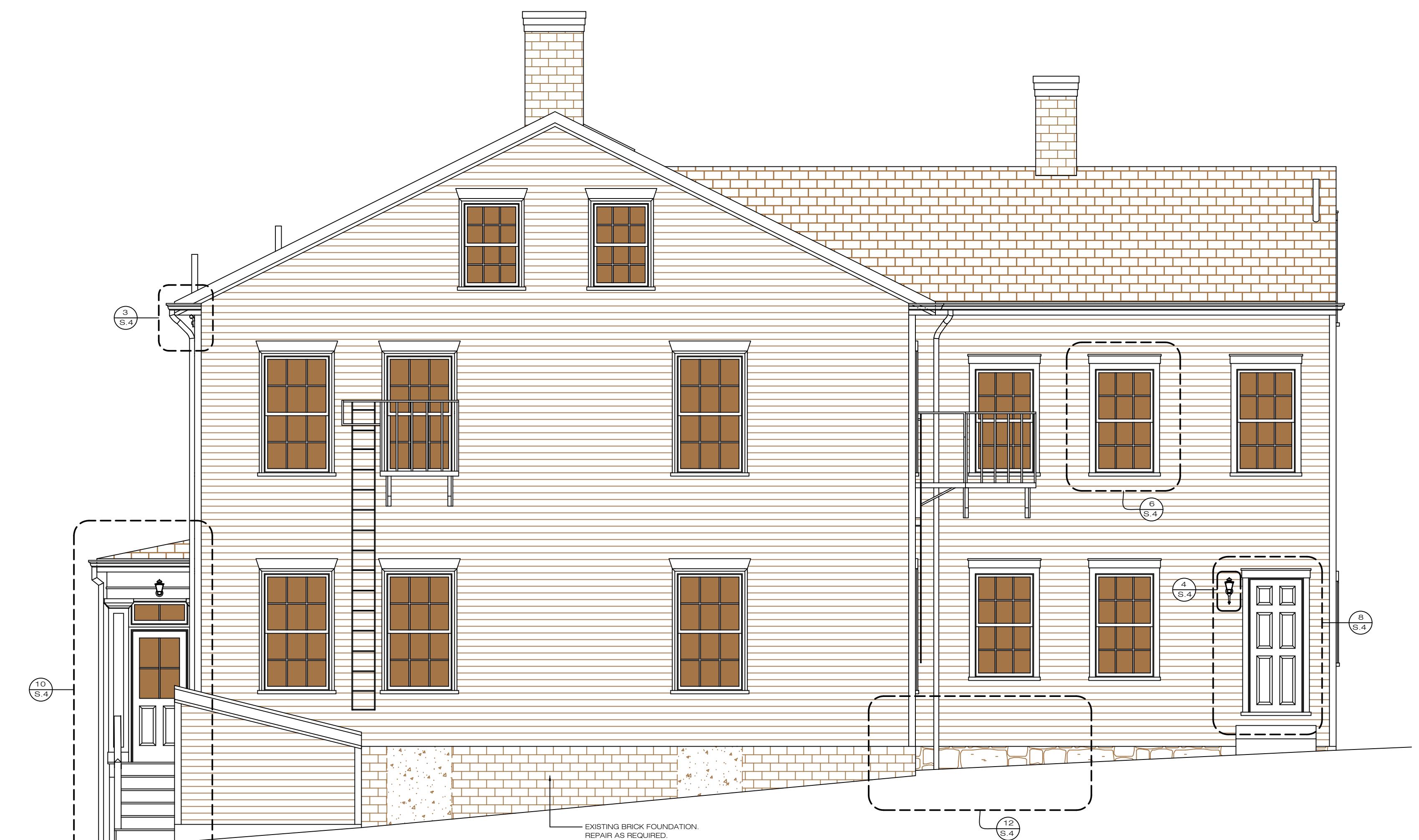
A SINGLE ARCHITECTURAL ELEMENT/ASSEMBLY SHALL BE PRESERVED "IN-PLACE", WHERE MULTIPLE EXIST, TO SERVE AS A REFERENCE WHILE ASSOCIATED DUPLICATE ELEMENTS ARE DEMOLISHED/ REMOVED AND LATER BE RE-BUILT TO EXACT PROPORTIONS UTILIZING PRESERVED ELEMENT. ONLY WHEN CONFIRMATION BY SCA HAS BEEN MADE SHALL THE EXISTING ELEMENT BE REMOVED, REBUILT, OR ALTERED.

ALTHOUGH ALTERNATE MATERIALS MAY BE USED (I.E. PVC IN PLACE OF PINE OR COMPOSITE IN PLACE OF NATURAL) DIMENSIONAL TOLERANCES, PROPORTIONS, PROJECTIONS, AND PROFILES SHALL REMAIN IDENTICAL TO EXISTING OR HISTORICALLY CONFIRMED DETAILS & ELEMENTS.



FRONT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

EXISTING CONDITIONS

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REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

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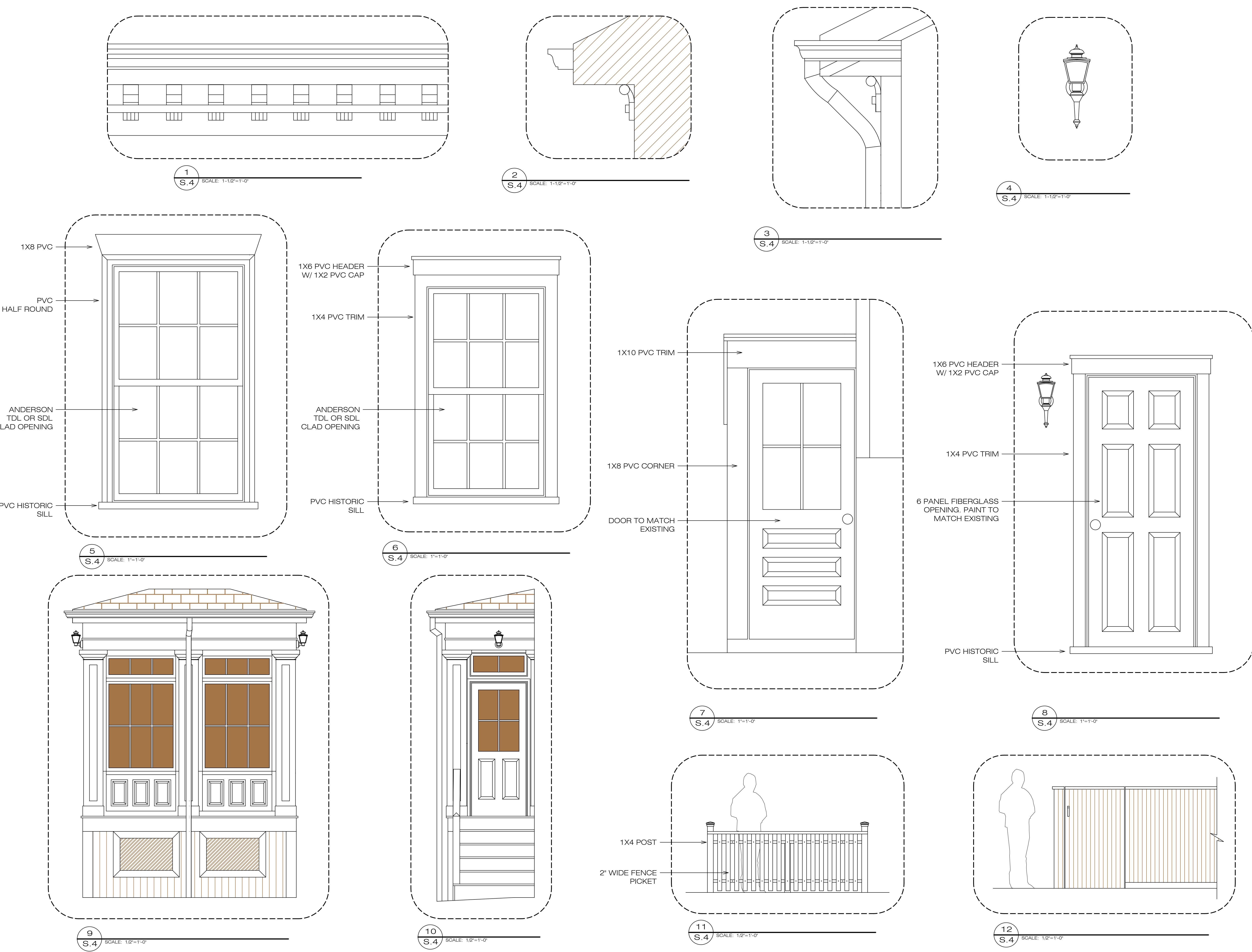
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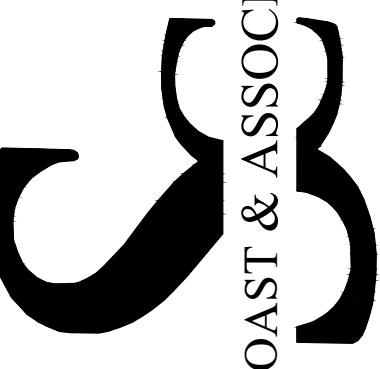
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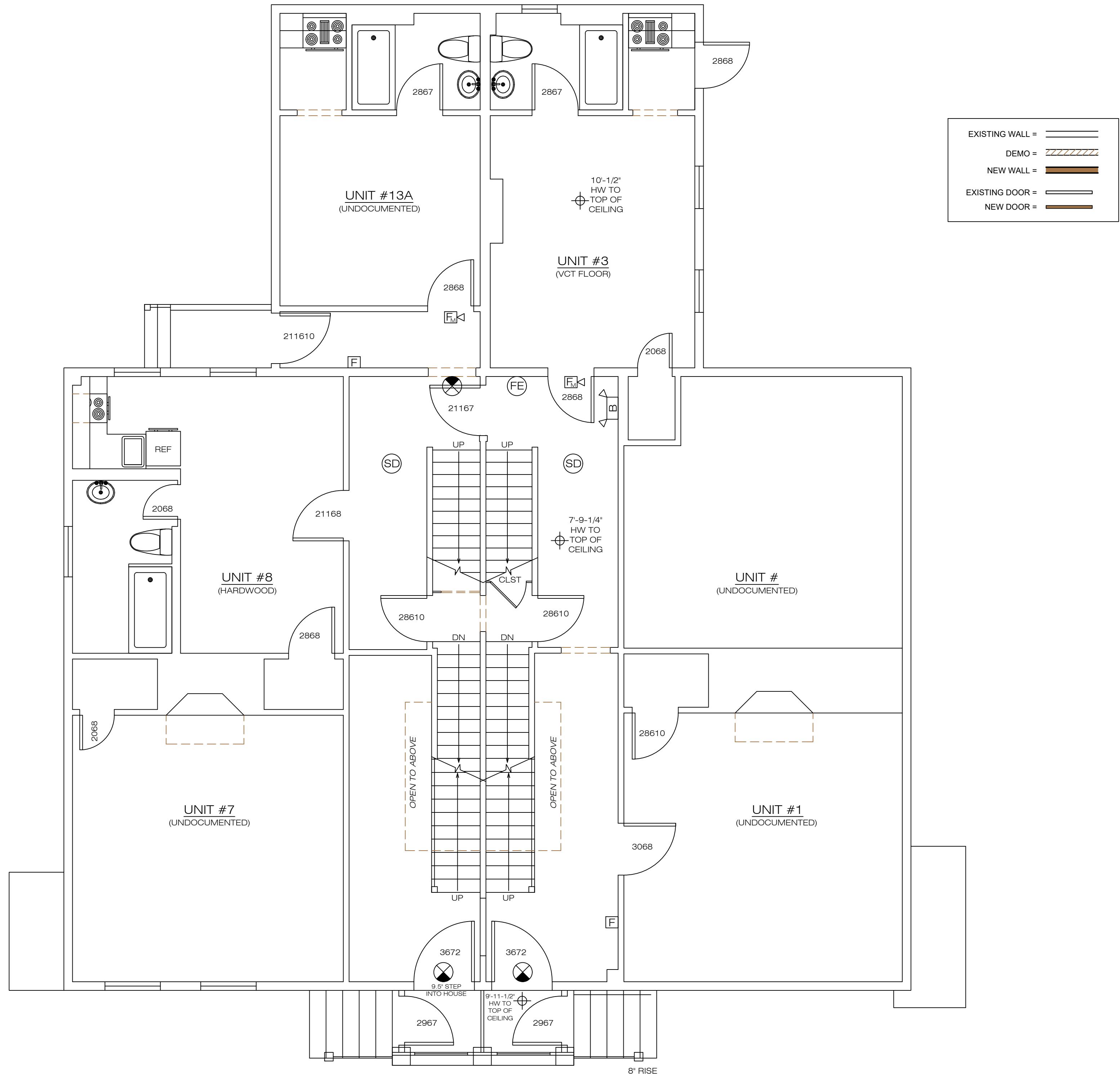
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SOUTH COAST & ASSOCIATES, INC.

45 Slocum Road, Unit 4 - Dartmouth, MA 02747
Office: 774.202.4868 - SCA-INC.NET

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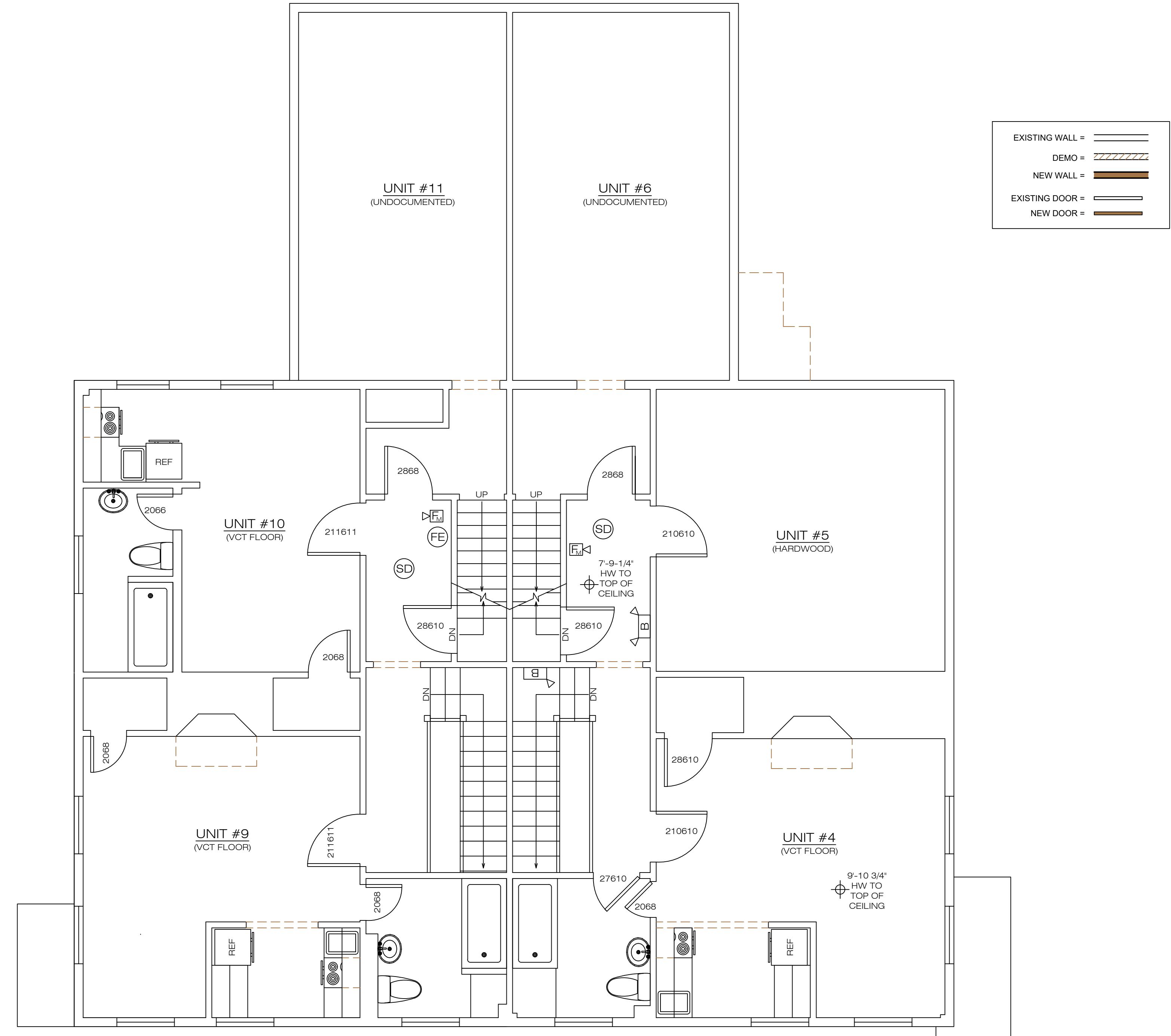
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CHECKED BY: CGS, DS

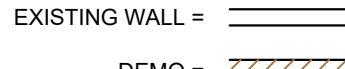
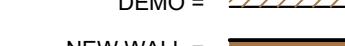
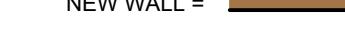
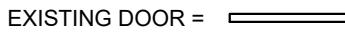
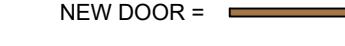
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EXISTING CONDITIONS



EXISTING WALL = 
 DEMO = 
 NEW WALL = 
 EXISTING DOOR = 
 NEW DOOR = 

PROJECT NAME: SCI
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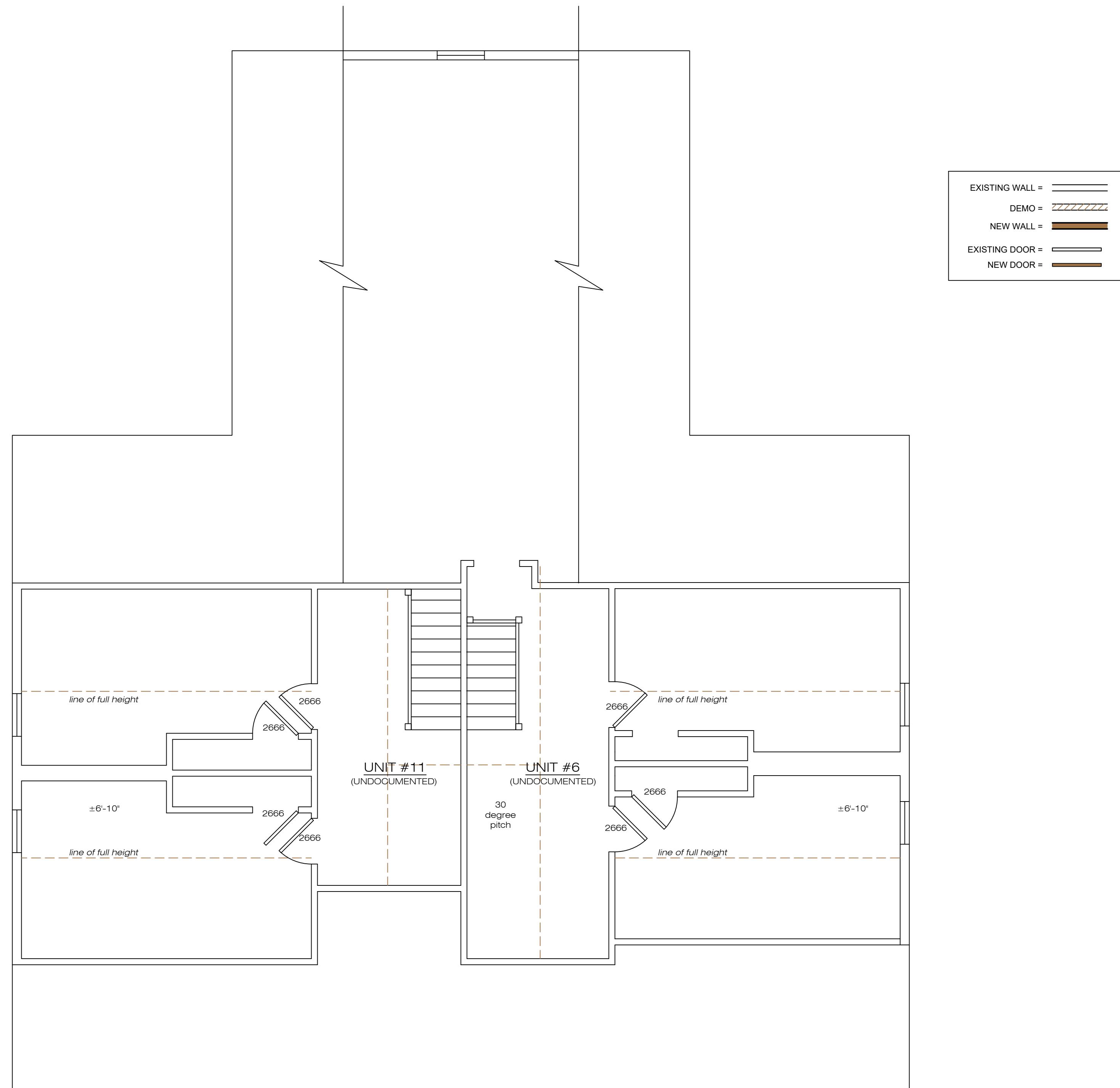
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is prohibited.

17-19 SEVENTH STREET
HAS BEEN DESIGNATED A
NATIONAL HISTORIC LANDMARK

THIS BUILDING POSSESSES NATIONAL SIGNIFICANCE
IN COMMEMORATING THE HISTORY OF THE
UNITED STATES OF AMERICA

NEW BEDFORD'S ORIGINAL SOCIETY OF FRIENDS' MEETINGHOUSE
(1783). THIS BUILDING LATER SERVED THE NEW LIGHT QUAKERS,
LEADERS IN THE MOVEMENT TO ABOLISH SLAVERY. IN 1829 NATHAN
JOHNSON, AFRICAN AMERICAN ABOLITIONIST AND QUAKER,
ACQUIRED THE BUILDING. LOCAL TRADITION HOLDS THAT IT
WAS USED BY JOHNSON TO HARBOR FUGITIVES FROM SLAVERY.

2000
NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

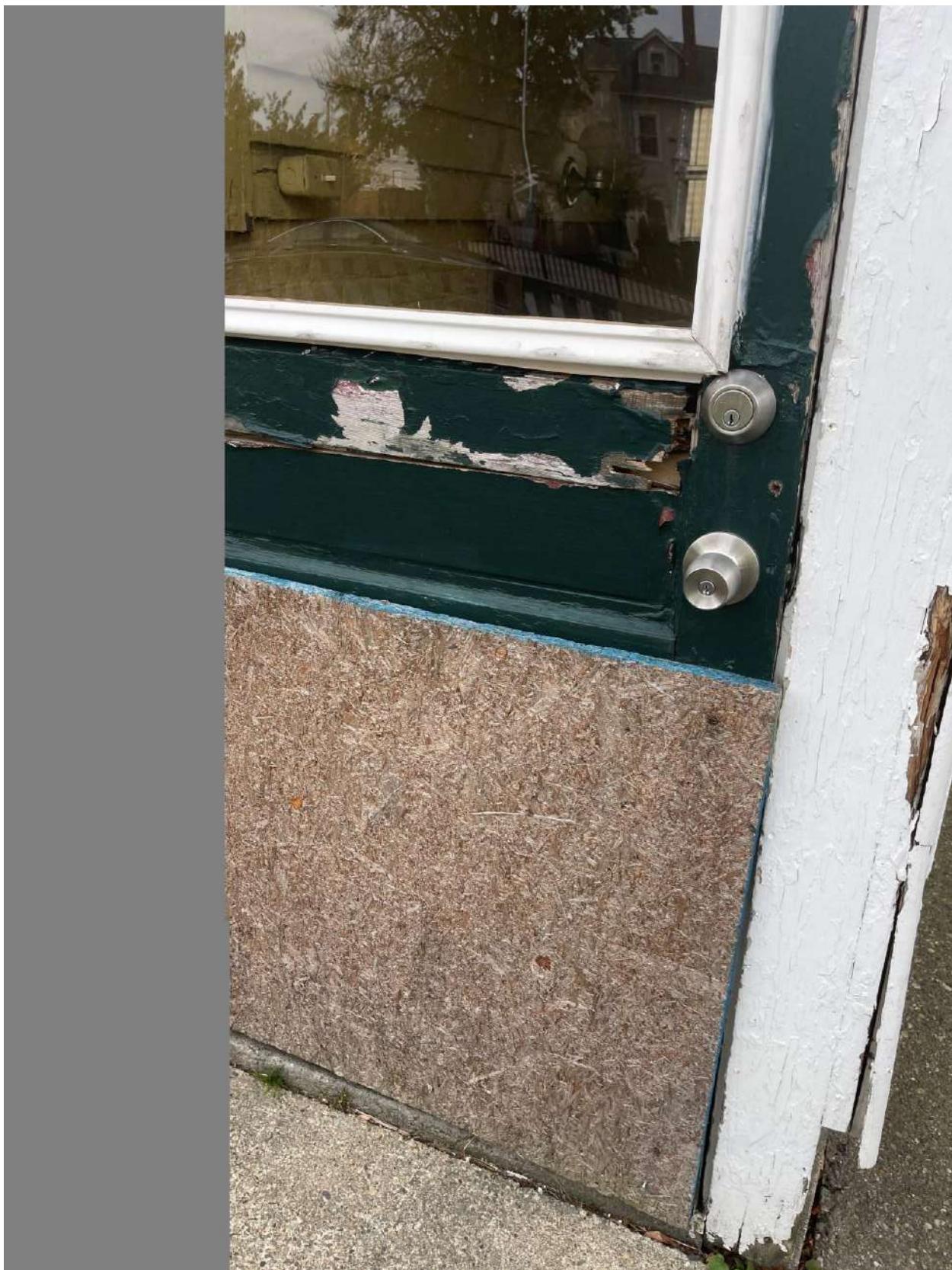










































PLANNING DIRECTOR
JENNIFER CARLONI

CITY OF NEW BEDFORD DEPARTMENT OF CITY PLANNING

133 William Street • Room 303 • New Bedford, MA 02740
508-979-1488 • www.newbedford-ma.gov

HISTORICAL COMMISSION

October 31, 2025

Ms. Janine da Silva, Chair
City of New Bedford Community Preservation Committee
133 William Street
New Bedford, MA 02740

Re: Old Friends Meetinghouse: 17-19 Seventh Street

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The New Bedford Historical Commission urges the Community Preservation Committee to give this application its utmost consideration and thanks you for the opportunity to support the continued preservation work in New Bedford.

Sincerely,

Diana Henry
Chairman



Conditions Report of 17-19 Seventh St. New Bedford



Below is a breakdown as to the condition of the exterior windows and doors as well as their respective trims. The conditions noted below are consistent across all of the windows, doors, and trim on this property. Most if not all of these parts of the building are beyond repair and require replacement. Most notable concerns noticed and mentioned by tenants were water and air intrusion as well as insect intrusion. Biggest concerns observed were the inoperability of most windows as well as the absence of locks for tenant security.

This report has been put together by South Coast & Associates, Inc. under the direction of David M. Silveira and Christian Gwozdz-Silveira, both registered Construction Supervisors in the State of Massachusetts. All of the observations in the report below are from visual inspection as well as tenant testimony.

Windows: The grills of this window as well as glazing have significantly deteriorated. These grills have become beyond repair leading to water intrusion between panes of glass. Additionally, the paint on the trim itself has begun chipping away exposing rotten wood. The grills of this window as well as glazing have significantly deteriorated. These grills have become beyond repair leading to water intrusion between panes of glass. Additionally, the paint on the trim itself has begun chipping away exposing rotten wood. Lastly, many of the panes are cracked, broken, or missing, creating safety and conditioning efficiency problems for tenants.



Exterior Trim Conditions: Most of the exterior trims surrounding the windows and doors are experiencing severe rot as well as chipping/ caked up paint. These trims have been painted and patched many times over the years disguising some rot while the problem compounds under the surface. Many of the sills are water logged and when penetrated they leak water.



Door Conditions: All of the exterior doors are showing substantial deterioration. All of the doors have been modified over time to service new locks, knobs, etc. but are now starting to fall apart. Two of the exterior doors are extremely rotted leading to being held together by plywood on each side. Additionally, all of the doors have been painted many times over the years leading to paint chipping and caked up paint. Only one of six exterior doors function properly and this is due to this door being a replacement door. Many of the locks or knobs themselves are no longer secure to the door due to the deterioration over time



Interior Conditions: Due to the conditions of the windows, many of the interior sills are experiencing water intrusion and rot. Many tenants have their windows sealed off to help with the drafts and water/ insect intrusion from the exterior. Additionally, none of the interior windows have locks and most windows do not easily lift up. This created a safety concern especially at the fire escapes where windows are not operating correctly or are sealed off.

