

DESIGN REVIEW APPLICATION

Product Presentation & Window Schedule

Property Address:	1757 Commonwealth Avenue, Brighton, MA 02135
Property Owner:	Allison Mooney
Contractor:	GFR Custom Woodworking Inc. — Fernando M. De Oliveira
Permit Expediter:	José Antonio Palencia Briceño
District:	Aberdeen Architectural Conservation District (AACD)
Regulatory Body:	City of Boston Landmarks Commission
Application Date:	April 21, 2026
Document:	Presentation Upload — Product Specs & Window Schedule

PURPOSE OF THIS DOCUMENT

This presentation documents the proposed window and door replacement products for 1757 Commonwealth Ave, Brighton, MA 02135, submitted in support of a Design Review application to the Aberdeen Architectural Conservation District Commission. It includes: (1) the complete window and door schedule with unit quantities and dimensions, (2) product specifications for the proposed Pella Impervia series, and (3) the Lowe's Custom Order Quote confirming product details and pricing.

HISTORIC COMPATIBILITY STATEMENT

The proposed Pella Impervia windows and entry door are submitted as historically compatible replacements for the existing units at 1757 Commonwealth Ave. The following design characteristics support compatibility with the Aberdeen District Standards and Criteria:

- ✓ **WHITE FINISH** — All units are white, matching the existing window color profile of the building.
- ✓ **DOUBLE-HUNG CONFIGURATION** — Proposed units maintain the double-hung window style consistent with the building's original architecture.
- ✓ **IN-KIND SIZING** — No changes to rough opening dimensions. All replacements match existing opening sizes.
- ✓ **CLEAN SIGHTLINES** — Pella Impervia narrow-profile frames preserve the proportional appearance of the window openings.
- ✓ **NO GRILLES** — Units are proposed without grilles, maintaining the clean aesthetic of the existing windows.
- ✓ **DURABLE MATERIAL** — Pella Duracast® fiberglass composite is engineered for New England climate extremes, ensuring long-term performance.

SECTION 1 — WINDOW & DOOR SCHEDULE

Source: Lowe's Custom Order Quote #237493586 — Store #1914, Dedham MA | Date: 4/13/2026 | Pre-Tax Total: \$21,720.40

Line	Product Description	Size (W×H)	Qty	Unit Price	Subtotal
100-1	Pella Impervia Double Hung White	33" × 68.5"	10	\$1,260.04	\$12,600.40
200-1	Pella Impervia Double Hung White	25" × 45"	1	\$884.04	\$884.04
300-1	Pella Impervia 2-Wide Double Hung White	57.5" × 46"	1	\$2,059.91	\$2,059.91
400-1	Pella Impervia Double Sliding Door Wh.	72" × 80"	1	\$4,452.53	\$4,452.53
400-2	Screen — Sliding Screen White InView	—	1	\$284.44	\$284.44
400-3	Hardware — Satin Nickel Door Handles	—	1	\$236.44	\$236.44
500-1	Pella Entry Door Craftsman Light LowE	33.5" × 81.625"	1	\$1,202.64	\$1,202.64
	TOTAL UNITS: 16		16		\$21,720.40

* Quote valid thru 04/08/2026. Pricing confirmed valid with Lowe's Dedham (Store #1914) as of April 21, 2026.

SECTION 2 — PELLA IMPERVIA PRODUCT SPECIFICATIONS

Manufacturer: Pella Corporation, Pella, Iowa | Series: Impervia® (Fiberglass)

MATERIAL

Frame & Sash Material	Pella Duracast® — proprietary five-layer engineered fiberglass composite
Finish	Factory powder-coat paint — White (interior and exterior)
Material Properties	Virtually same expansion/contraction coefficient as glass — minimizes air-seal failure risk
Durability	Resists warping, chipping, fading, and scratching. Withstands extreme heat and subzero cold
Maintenance	Low-maintenance — no painting required. Factory finish retains appearance for years

GLASS & ENERGY PERFORMANCE

Glass Type	Advanced Low-E Insulating Dual-Pane with Argon gas fill
Low-E Coating	Two layers of thermal protection — blocks up to 86% of UV rays
Energy Rating	Meets or exceeds ENERGY STAR® guidelines in all 50 states, including MA Zone
Optional Upgrade	Foam insulation and triple-pane glass available for enhanced performance
Performance Class	LC30 to LC50 per AAMA/WDMA/CSA 101/I.S.2/A440

SECURITY & OPERATION

Lock Type	Exclusive cam-action lock — increases leverage as window closes for weathertight seal
Sash Interlock	Interlocking checkrail creates barrier reducing air and water infiltration
Frame Construction	Corners reinforced three ways for increased strength and durability
Sash Operation	Tilt-in sashes for easy exterior cleaning from interior
Frame Fill	Foam-filled frame and sash for improved energy efficiency

STRUCTURAL & COMPLIANCE

Tensile Strength	Superior to wood, vinyl, aluminum, and wood/plastic composites (ASTM D638)
Bend Strength	Superior performance per 3-point bend test (ASTM D790)
Sound Rating	STC and OITC ratings available per ASTM E1425 standard sizes
Warranty	Pella Limited Lifetime Warranty — one of the strongest warranties in the industry
VOCs	Environmentally friendly powder-coat process — virtually eliminates VOCs

SECTION 3 — UNIT-BY-UNIT SPECIFICATION

UNIT A — Double Hung Window (Primary) | Qty: 10

Lowe's Line 100-1

Product	Pella Impervia Double Hung
Dimensions (W x H)	33" x 68.5"
Quantity	10 units
Color — Exterior	White
Color — Interior	White
Configuration	Double-hung, single unit
Production Lead Time	23 days
Application	Primary windows throughout building

UNIT B — Double Hung Window (Small) | Qty: 1

Lowe's Line 200-1

Product	Pella Impervia Double Hung
Dimensions (W x H)	25" x 45"
Quantity	1 unit
Color — Exterior	White
Color — Interior	White
Configuration	Double-hung, single unit
Production Lead Time	23 days
Application	Small bedroom / secondary window

UNIT C — 2-Wide Double Hung Window | Qty: 1

Lowe's Line 300-1

Product	Pella Impervia 2-Wide Double Hung
Dimensions (W x H)	57.5" x 46"
Quantity	1 unit
Color — Exterior	White
Color — Interior	White
Configuration	Two double-hung units in combined frame
Production Lead Time	25 days
Application	Large bedroom / bay window opening

UNIT D — Double Sliding Door | Qty: 1

Lowe's Lines 400-1, 400-2, 400-3

Product	Pella Impervia Double Sliding Door Fixed/Vent Left
Dimensions (W x H)	72" x 80"
Quantity	1 unit
Color — Exterior	White
Color — Interior	White
Configuration	Fixed panel + operating vent, left
Screen	Sliding Screen White InView
Hardware	Satin Nickel Door Handles
Production Lead Time	23 days
Application	Rear door / patio access

UNIT E — Entry Door | Qty: 1

Lowe's Line 500-1

Product	Pella Entry Doors Craftsman Light Entry Door
Dimensions (W x H)	33.5" x 81.625"
Quantity	1 unit
Glass	LowE glass lite
Swing	Inswing
Sill Height	5-1/4"
Production Lead Time	16 days
Application	Main entry door

This document was prepared as an administrative aid in support of a Boston Landmarks Commission Design Review application and does not constitute legal advice. Product specifications sourced from Pella Corporation published materials and Lowe's Custom Order Quote #237493586 (Store #1914, Dedham MA, dated 4/13/2026). Prepared by: José Antonio Palencia Briceño | April 21, 2026.