



Crystal Window & Door Systems helps modernize NYC housing with 14,000 new windows

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Manhattan, NY National manufacturer Crystal Window & Door Systems is part of an extensive multi-property, multi-year project to modernize and preserve New York City Housing Authority (NYCHA) properties, under New York City's Permanent Affordability Commitment Together (PACT) public-private partnership initiative. Crystal is supplying nearly 14,000 new replacement windows for 13 public building sites dispersed throughout northern Manhattan. This phase of the overall effort, known as NYCHA PACT Renaissance, will provide 1,700 fully renovated affordable status apartments for residents.

As part of this initiative, Crystal recently supplied almost 1,700 new energy efficient aluminum windows, key components of a major rehabilitation of a Washington Heights, Manhattan, public apartment building. Located at 99 Fort Washington Ave. on the Upper West Side near the NewYork-Presbyterian Columbia University Irving Medical Center, and with a beautiful view of the nearby George Washington Bridge, the massive multi-wing 6-story city-block complex has 226

apartment units.

“Crystal is very pleased to be part of this property rehabilitation bringing beautiful living environments to residents of northern Manhattan,” said Vincent Grieco, technical sales manager for Crystal. “Our products, engineering expertise, and supply partner relationships allow us to offer the perfect solution for every replacement project.” For 99 Fort Washington Ave., Crystal collaborated with the renovation contractor on installation alternatives, since replacing the building’s original steel frame windows posed several challenges.

Crystal supplied a total of 1,671 new replacement windows for the 99 Fort Washington project. The majority of the windows were the very popular Crystal Series 2600 aluminum double-hung, and the rest were matching Crystal Series 2100 aluminum fixed picture windows.

The development team for this NYCHA PACT initiative includes Monadnock Construction of Brooklyn, several local housing non-profit groups, and several NY housing financing agencies. Façade and interior renovation work at all properties in this project is being performed by ETC Companies of Ramsey, NJ, a longtime Crystal customer that partnered with Crystal for the replacement windows. The 99 Fort Washington Ave. apartment building features 226 completely renovated residential units and common areas, and it is convenient to public transportation and shopping.

Both the Crystal Series 2600 and 2100 are solid performers with strong 3-¼” frame depths and .875” insulated glass pockets. The Series 2600 double-hung is AAMA rated CW-PG50/PG65 and the Series 2100 fixed is CW-PG65/PG90. To facilitate installation for this project, both Crystal window styles were specified with 2-½” head/sill and 2” jamb frame face flanges. All window frames and exposed accessories were finished with powder coat paint in durable AAMA 2604 bronze color by Crystal’s extrusion subsidiary.

The Series 2600 double-hung window features metal latch tilt-in top and bottom sashes. To ease operation, lower sashes incorporated Ultra-Lift balances. The Series 2600 also features an anti-drift head clip latch as well as a full width bottom sash clip latch lift rail. Both sash latches automatically secure the sashes in closed position for safety, security, and a weather-tight seal.

All windows for 99 Fort Washington were glazed with .875” Argon-filled insulated glass units (IGUs) using either a Vitro SB-60 low-E Glass/clear glass combination or a Vitro SB-60/AGC Comfort Select CS73 combination. The AGC CS73 was used on facades requiring enhanced thermal performance. Where required in hallways, stairwells, and bathrooms, wire glass or obscured glass facilitated code compliance. The Series 2100 fixed windows were glazed with a .875” thick insulated A/C panel, which the general contractor used to accommodate window-mounted A/C units.

Crystal provided accessories for the project including H-mullion systems and an extensive amount of 1” x 4” snap trim with 3” clips. The snap trim, clips, and face flange frames were key elements

speeding the replacement of the original steel frame windows.

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