



Crystal Window & Door supplies Morristown Housing Authority with 608 windows for rehabilitation project

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Morristown, NJ The major rehabilitation of two Morristown (NJ) Housing Authority properties included 608 single, double, and triple unit windows supplied by manufacturer Crystal Window & Door Systems. The renovation work for the 1960s-1970s era original brick façade buildings included extensive interior and exterior work, the complete resurfacing of the buildings' façades and the replacement of all windows. The two 6-story buildings dedicated to senior housing are The Wetmore Building located at 31 Early St. and The Petrone Building located at 39 Early St.

For the two buildings, Crystal supplied 459 Series 2000A aluminum double-hung windows in single and master frame double versions and 149 Series 2100 aluminum fixed windows in single and

master frame triple units. A mainstay of the Crystal commercial line, the Series 2000A is a thermally-broken aluminum tilt-in sash double-hung window. The 3-¼" frame depth window features equal sightlines, a sloped sill, and a solid AAMA structural rating of CW-PG50. Other features include an ergonomic curved easy use sash lift rail and anti-drift head clip lock, which automatically locks the top sash in the closed position, assuring safety, security, and a weathertight seal. The Crystal 2000A is available as a single unit and, with a continuous master frame, double and triple units, some of which were used for the project.

For the project, Crystal also supplied the Series 2100 thermally-broken aluminum fixed picture window. This 3-¼" frame depth window is AAMA rated CW-PG60. The Series 2100 is also available as a single unit, or double and triple units using a continuous master frame.

To complement the building's new modern façade, all the windows were finished in durable environmentally sustainable AAMA 2604 simulated anodized silver powder coat paint.

In addition to the Series 2000A and 2100 windows, Crystal sourced, supplied and factory installed in window frames 248 insulated panels in lieu of window glass. With each of the Series 2100 triple window units for The Petrone Building, the center panel was left open to accept an HVAC unit and the two flankers were glazed with a 7/8" thermal insulated panel. All of The Petrone Building's Series 2000A double-hung windows were mullied atop Series 2100 fixed windows glazed with a 7/8" thick insulated panel. The special insulated panels were supplied by A-Porcel of the Bronx, NY, and featured a stucco exterior finish in AAMA 2604 simulated anodized silver powder coat paint to match the window frames.

For all the vision glass window units, 7/8" double-pane insulated glass units (IGUs) with Intercept warm-edge spacers were installed. For additional thermal efficiency and safety, Vitro Solarban SB60 tempered glass with Argon gas was specified.

Crystal fabricated and provided installation accessories including window frame face flanges, stack mullions, and installation clips with snap trim. The Wetmore and The Petrone Buildings are owned by the Morristown Housing Authority, and the developer and new privatized property manager is Orbach Affordable Housing Solutions. The architect for the renovation work was Kramer & Marks and ETC Companies acted as general contractor and handled the window replacement work.

Combined, The Wetmore and The Petrone Buildings offer 200 apartments set aside exclusively for area seniors. Financing for the extensive rehabilitation project was provided through a special public/private arrangement under the federal and New Jersey state Rental Assistance Demonstration (RAD) program, which also includes privatization of the buildings' ongoing operation and management.