



## FAST FACTS:

**LOCATION:**  
Menands, New York

**DEVELOPER:**  
Harmony Group Capital, LLC

**ARCHITECT:**  
Dembling and Dembling  
Architects, P.C.

**GENERAL CONTRACTOR:**  
Beebe Construction Services

**SUPPLIER:**  
ProBuild/Builders FirstSource

**WINDOWS:**  
Ply Gem Windows MIRA Series

# HISTORICAL CHARACTER AND LUXURY DESIGN CONVERGE IN REHABILITATION OF ALBANY INTERNATIONAL FACTORY INTO LUXURY LOFT APARTMENTS

Ply Gem Windows MIRA Series replicate original  
architecture of 100+ year old building

What was once the sprawling 400,000 square-foot headquarters and manufacturing facility of Albany International textiles in Menands, New York will soon become home to 145 luxury loft apartments. Albany International – located 1.5 miles north of downtown Albany – was a mainstay in the region for more than a century, and to this day, maintains a great deal of historical significance to the community.

To keep the architecture consistent with the building's early 20th century character and ensure that no aspects of the project were in violation of the historic process, the development team led by Uri Kaufman of Harmony Group Capital, LLC engaged architectural firm Dembling and Dembling

Architects, P.C. Together with Beebe Construction Services, the team worked with building products supplier ProBuild/Builders FirstSource to find the more than 430 windows needed to replicate what was used in the original building.

With the building's distinctive openings being such a prominent feature, as well as the need for a metal look on the outside with wood on the inside, the design/build team chose the Ply Gem Windows MIRA Series aluminum-clad wood window. The windows also met requirements of the National Park Services' historic preservation department, which designates tax credits for rehabilitation of certified historic structures.

"The original building had a cross type pattern in the opening and an arched top," said Joseph Rossier, project architect, Dembling and Dembling Architects, P.C. "The MIRA windows created a custom look that emulates the aesthetics and function of the original windows, which allowed ample natural lighting for employees to work in the factory. The features of these windows were also essential in obtaining approval from the historic preservation department."



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**JOHN ALLEN,**  
project manager,  
Beebe Construction Services



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**JOSEPH ROSSIER,**  
project architect,  
Dembling and Dembling  
Architects, P.C.

Beyond the historic nature of this project, one of the biggest challenges was that the building had different size and shaped brick masonry openings throughout due to additions and changes over its 100+ year history.

“We needed a consistent end product to fit the various openings,” said John Allen, project manager of Utica, New York-based Beebe Construction Services. “Without going to a full custom window, Ply Gem was able to provide a stock sized option that fit our openings at a reasonable price.”

To create dramatic window openings that offset the 17-foot high ceilings and large rooms of each apartment, four standard Ply Gem windows were mullered with two custom arch units over top to make one large window combination. The windows were then outfitted with trim details for a custom look. Each of the more than 400 MIRA Series window combinations – consisting of more than 2,000 individual windows – was adjusted to perfectly fit the openings.



“The team created and installed sample windows, so we were able to visualize them in the actual building and determine what would and would not work prior to completing documents for the project approvals and starting construction,” said Rossier.

Made with a low-maintenance aluminum exterior and wood interior that can be painted or stained on-site, or factory-applied with a pre-finished white, the Ply Gem Windows MIRA Series is designed with the craftsmanship and one-of-a-kind details of a custom window, without the price tag.

Set to open in September 2016, residents of the Lofts at Albany International will be able to enjoy ample daylighting and high-end window design that replicates the character of this historic structure.



For more information on this project and MIRA Series windows, please contact your local Ply Gem sales representative or call 888-9PLYGEM. Product information can be found at [www.plygemwindows.com](http://www.plygemwindows.com).