



Case Study



Black MI windows add contemporary flair to craftsman home

Although Harrisburg has been the capital of Pennsylvania for more than 200 years, there are some who would argue that the city is just now coming into its own. This city, local to MI's central-Pennsylvania facilities, has been named the most underrated capital city in the country, one of the best destinations for new graduates, and the best place to live in Pennsylvania.

PROJECT DETAILS

PROJECT LOCATION:
Harrisburg, PA

BUILDER:
Landmark Homes

WINDOW SUPPLIER:
Lezzer Lumber

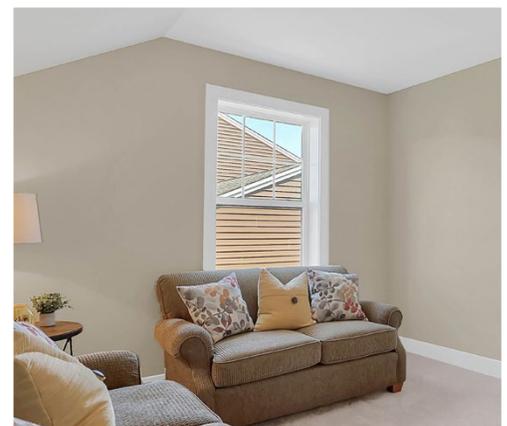
MI PRODUCTS:
3500 Single-Hung Window
910 Sliding Glass Door

Landmark Homes, a custom home builder and community developer based in nearby Ephrata, has been building in the Harrisburg area for over two decades. Landmark recently constructed a 1.5 story home in the Union Station suburb of the city. This stylish new home offers nine-foot ceilings, a wrap-around porch, and a gas fireplace in the living room. In keeping with the current trend for dark windows, the designers chose vinyl windows with black exterior laminate from MI Windows and Doors.

“We wanted to try something different in the community,” says Landmark Selections & Options Manager Kim Rothacker, “and seeing the growing trend for black windows encouraged us to try it on our new model home in Union Station.”

Additionally, the house's location made the decision to go with black windows an easy one.

“The home is situated on a corner lot in the community with high visibility from two main roads,” says Clair Weaver, Executive Vice President at Landmark. “We wanted to



showcase the home plan and the addition of the black windows enhances the appearance. It adds a contemporary flair to the traditional craftsman-style exterior.”

Landmark selected MI's 3500 single-hung window, which is beloved by homeowners for a number of reasons. For one, it has stylish options, including a beveled profile and wide variety of color and grid choices. Plus, its performance and durability is unmatched, allowing it to meet ENERGY STAR® qualifications in all U.S. climate zones—thanks to a warm-edge spacer system that features low-E glass and argon—while the heavy-duty weatherstripping helps protect against unwanted wind, dust, rain, and noise.



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Furthermore, it’s favored by homeowners because of its ease of use, as the tilt-in bottom sash allows for easy cleaning and the vinyl material is resistant to moisture, rot, and insects.

And contractors like the 3500 because of how easy it is to install. It features a replaceable snap-in sill for forgiving drywall pass-through, and its integral j-channel and optional brickmould accessory create a polished and complete look.



To complement the 3500 series windows, Landmark picked MI’s 910 Sliding Glass Door, which also boasts energy-efficient, style, and function benefits. The 910’s roller system and aluminum track create smooth and easy operation. Combined with energy-efficient glass package options and a multi-chambered vinyl frame, this door features an ideal combination of efficiency and ease of use.

“We’ve used MI’s 3500 and 910 products on previous projects,” Weaver says. “We’ve always been extremely pleased with their performance.”

So pleased, in fact, that Landmark specifically designed the home to feature extra windows. The combination of this bevy of windows and the sliding glass door allows for numerous exterior views and lets the sunshine in.

“We wanted to provide more natural light,” Weaver says. “The inside of the home is very open and bright.”



It’s also big. This home features nearly 2,500 square feet of space, three bedrooms, a private dining room, and a large closet and bathroom in the master suite. Add in the fact that it’s centrally located, and you can understand why Landmark is so excited about this model home.

“This new home community is ideally located just minutes from downtown Harrisburg,” Rothacker says. “It features a unique blend of small-town charm and modern sophistication, including single-family homes, duplexes, and commercial space. Homeowners in this quaint community can enjoy natural open space and plenty of on-site amenities such as parks and walking trails. There’s also convenient access to shopping, dining, entertainment, and all major Capital City travel routes.”

