Transparency in the Urban Context

Office building
Retail building
Parking lot
Office building

Williamsport National Bank
Office/retail building
Office/retail building
Retail building

Historic Lycoming County Jail
Williamsport parking deck
Jail courtyard

West Third Street
Willow Street
Office/retail building
Entry to parking level
Service parking

Downtown location plan
North

0 4 8 16 24 40
stair tower section

The step or run of steps is the architectural element that ties the building together and orders the building vertically. All horizontal planes are dependent on the riser.

The stair tower and subsequent floor levels, like the building's plan were based on a module. The stair tower is based on a vertical module of four feet or seven risers. The raised concrete floor system is positioned at stair runs to meet with this module. All screen, brick, concrete pour levels and building systems are a sub-module of seven risers or four feet.

The stair tower is intended to accept an elevator into the central void of the stringer. The elevator likewise is based on the vertical module, elevator stops and openings are dependent on this basic seven riser module.
parking level stair plan
street level stair plan
2nd level stair plan
3rd level stair plan

stair tower plans
The project directly connects to the existing urban fabric of Pine Street. The building’s mass and scale of the screen veil relates the new building to both the adjacent buildings and the memory of the Old L.L. Sterns Building. Window openings align with possible screen openings and retail storefronts run continuous along the block of Pine Street.
A series of 3 buildings of similar plan and elevation define the street edge of Third Street. A street canopy connects the 3 buildings and helps to unify the ground floor store fronts. Screen openings in the upper floors are variable so as to allow for a multitude of textures and possible building elevations.

Entry to the residential units is central to the building and is of a different nature and scale from that of the retail spaces. A brick entry wall and recessed stoop help to define the threshold between private residences and the street.
Alley elevation, the transparent storefront and hung screens cantilever beyond the perimeter beam. Lightweight skins appear more massive than their structure. The Miesian clarity of what is support and what is supported is blurred.
sectional components
1. Light and ventilation well
2. Reinforced conc. perimeter beam
3. Raised cavity floor system
4. Suspended street canopy
5. Transparent wall system
Model of veiled cube, light penetrates the voids and emanates through its skin in a constant state of variation.
The in-between space, the threshold of interior and exterior, private and public is thickened by the outermost screen, a column and a translucent wall system.
Site Axonometric

Looking north, street edge as defined by 3 new buildings. Unit breakdown, there are 9 - 1 story units and 9 - 2 story units, up to 6 retail spaces and lower level parking for the residential units.
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1966 Born October 31, Vero Beach, Florida.

1984-86 Educated at Williamsport Area Community College - Williamsport, Pennsylvania. 
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1990-95 Worked as Architectural Designer/Technician for Cotner Associates, architects - Fernandina Beach, Florida.

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