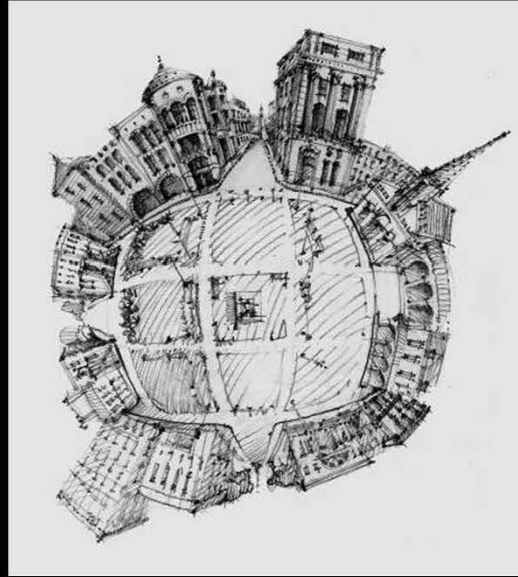




HISTORIC CHARLESTON
FOUNDATION

CHRISTIAN SOTTILE, FAIA
Sottile & Sottile
Urban Design



2026

The City is Human

Christian Sottile, FAIA

*“When you build a thing you cannot merely build that thing
in isolation, but must repair the world around it,
and within it, so that the larger world at that one place
becomes more coherent, and more whole.”*

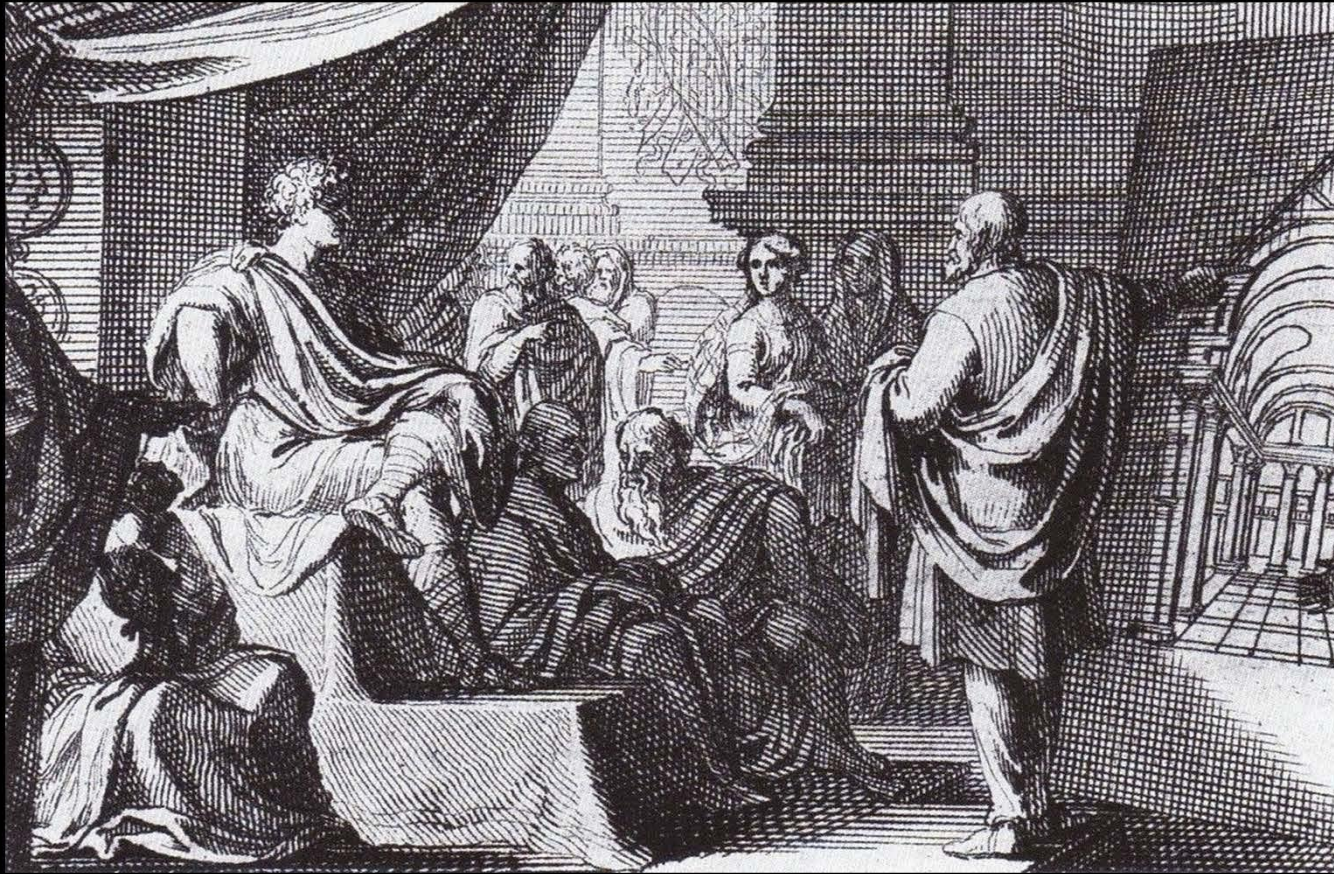
*- Christopher Alexander
1936-2022*



**There Should be a Human Analogy in all Work –
people, people, people.**

*Cities are an
Act of Beauty*

Beauty?



VITRUVIUS

Roman Architect, 1st C. BC

*The Three Essential
Elements of Architecture...*

Firmitas
Utilitas
Venustas

Firmness
Commodity
Delight

Our Present Dilemma...

Firmness = Form
Commodity = Function
Delight = ???

Our Present Dilemma...

Firmness = Form
Commodity = Function
Delight = Beauty

Thomas Aquinas...

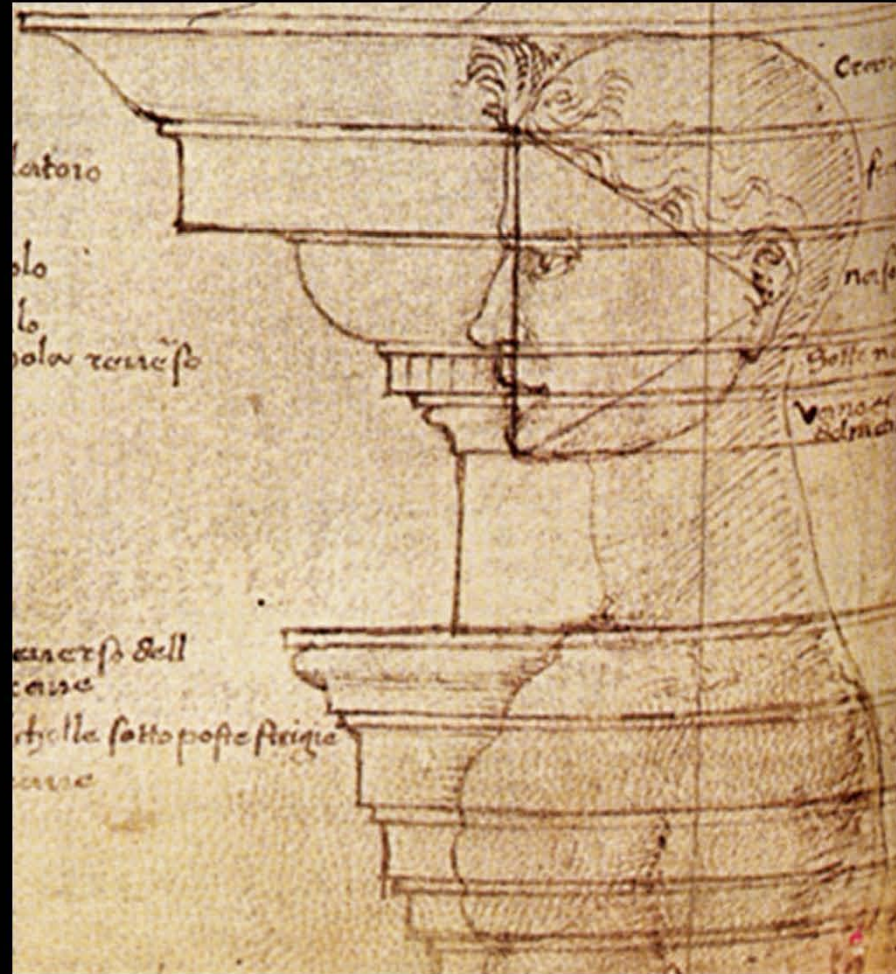
Firmness = Integrity
Commodity = Clarity
Delight = Consonance



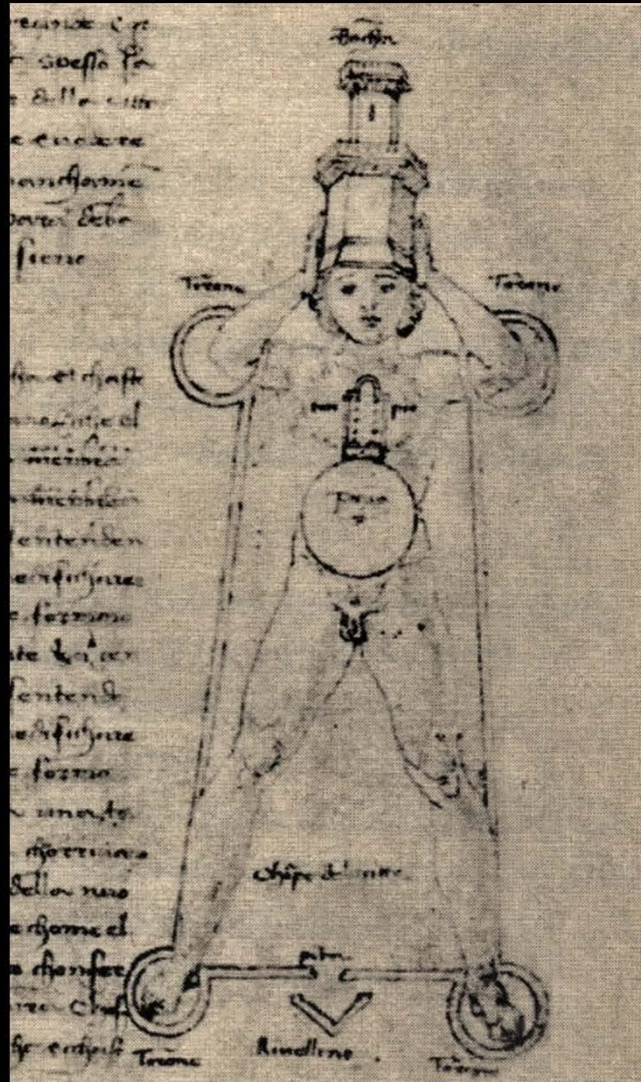
Cities are not Machines.

“What is the City,
but the People”

- *Shakespeare*



Buildings *are* People.



Cities *are* People.



HUMANISE



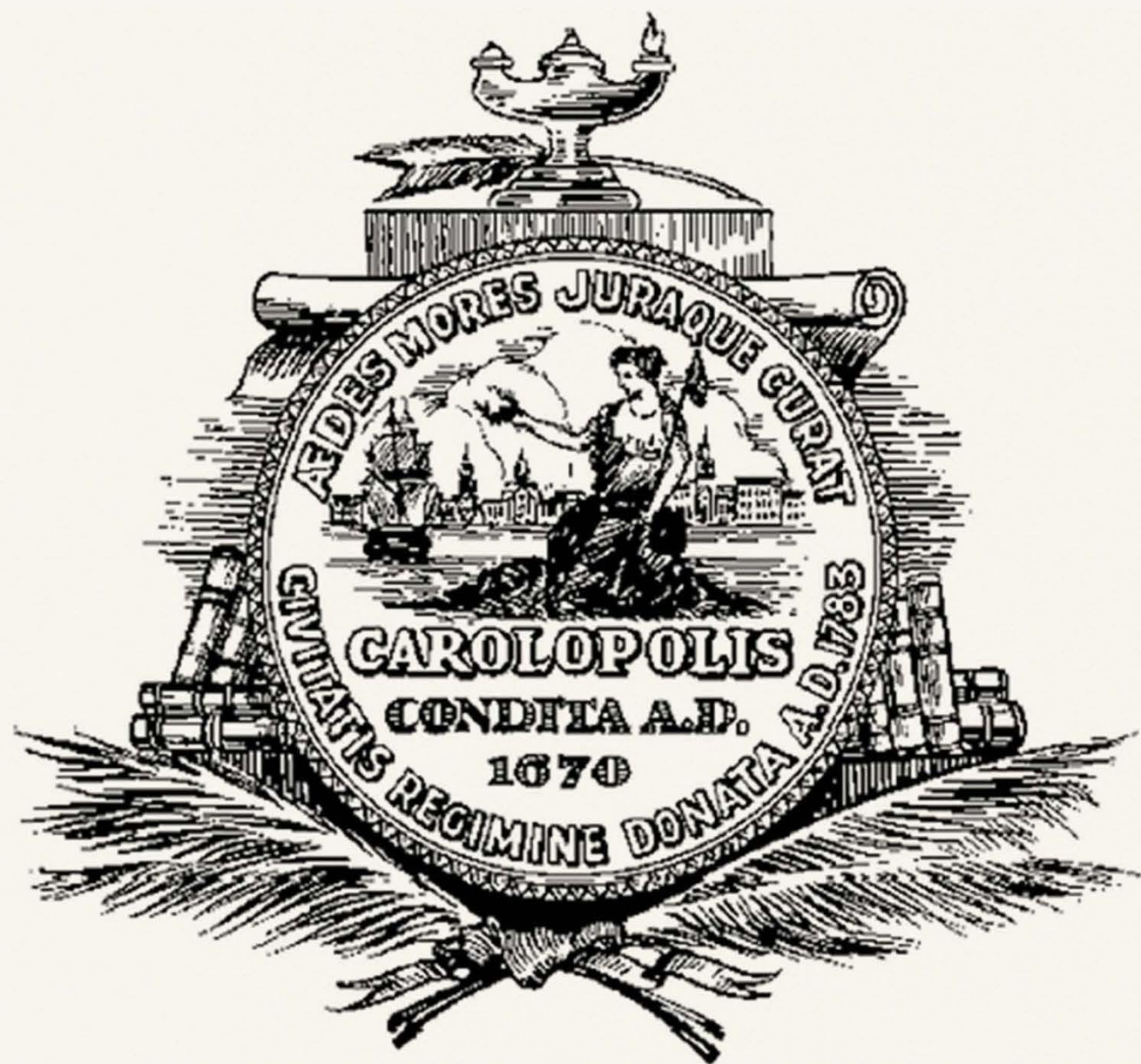
A MAKER'S GUIDE TO
BUILDING OUR WORLD

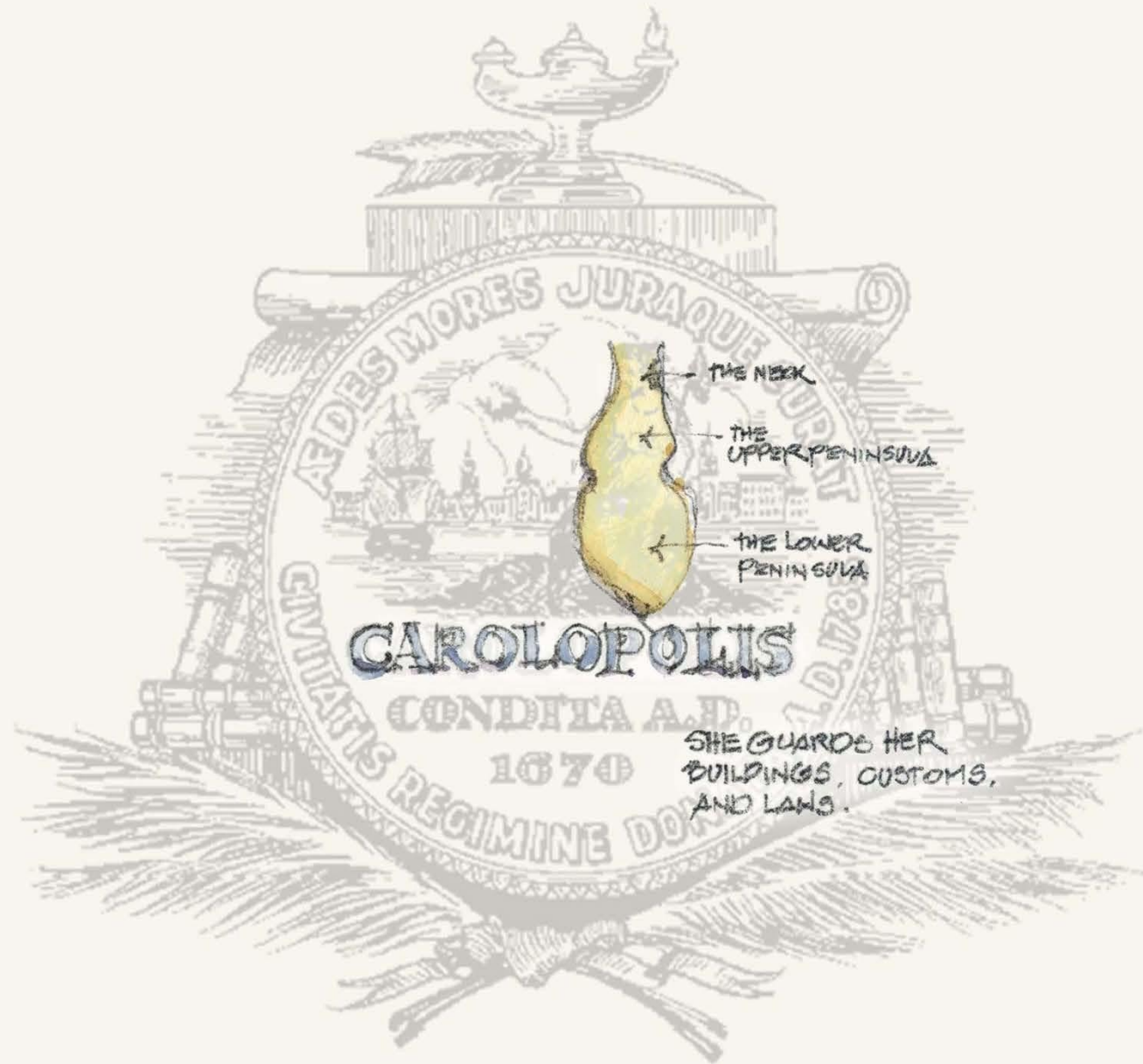
THOMAS
HEATHERWICK

'A masterwork' Alain de Botton

*Can we recover this
Humanity?*

The Peninsula Plan





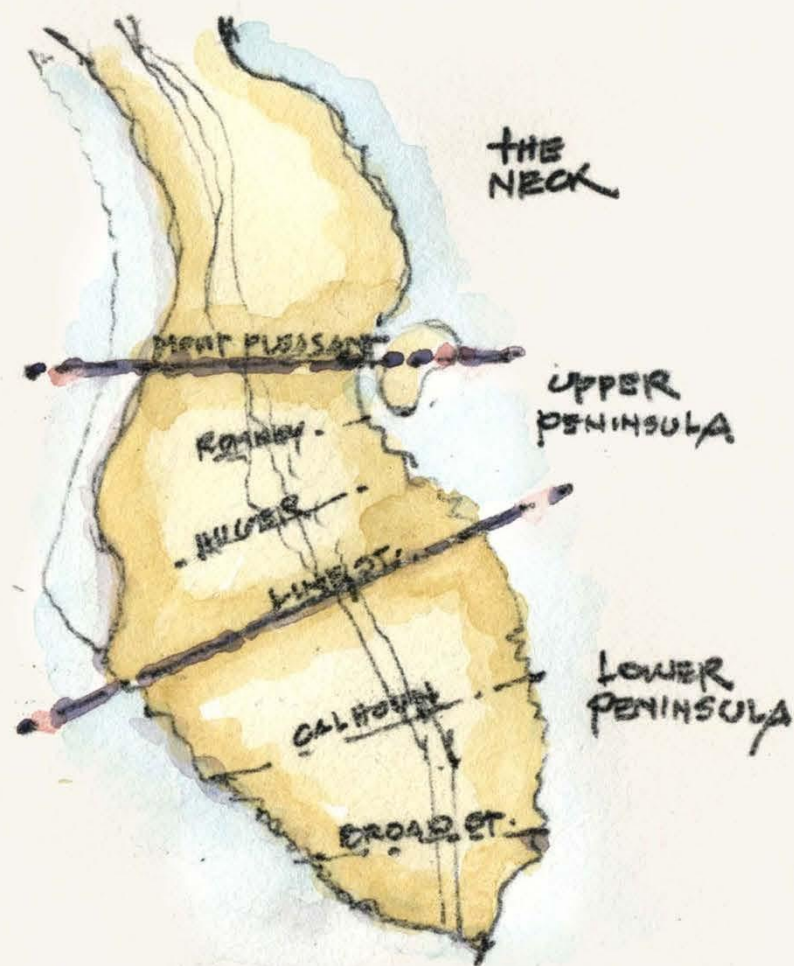
CAROLOPOLIS

CONDITA A.D.
1670

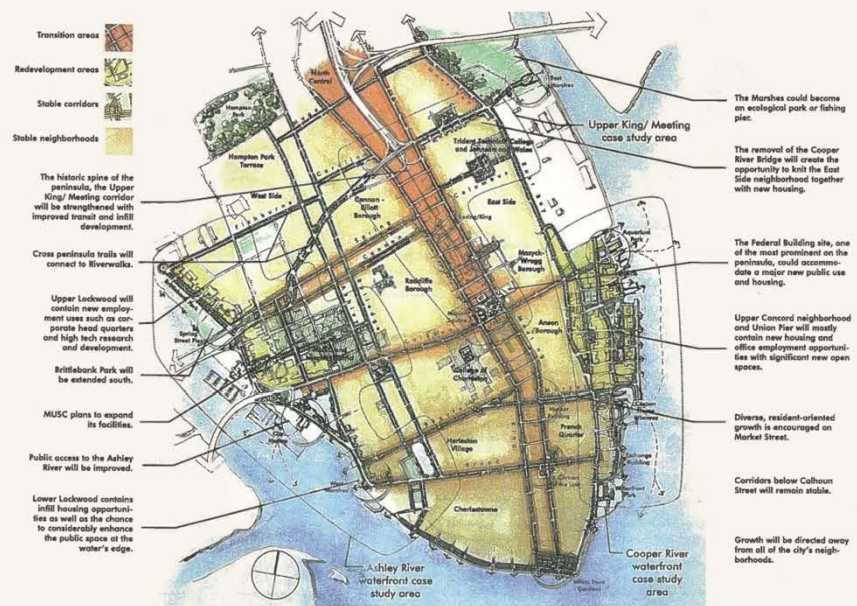
SHE GUARDS HER
BUILDINGS, CUSTOMS,
AND LAWS.



THE THE CITY AS A BODY



PENINSULA DIVISIONS
PENINSULA IN TOTAL



Extending the Riley Plan



Extending the Riley Plan



CASE STUDY AREAS

Case Study Areas

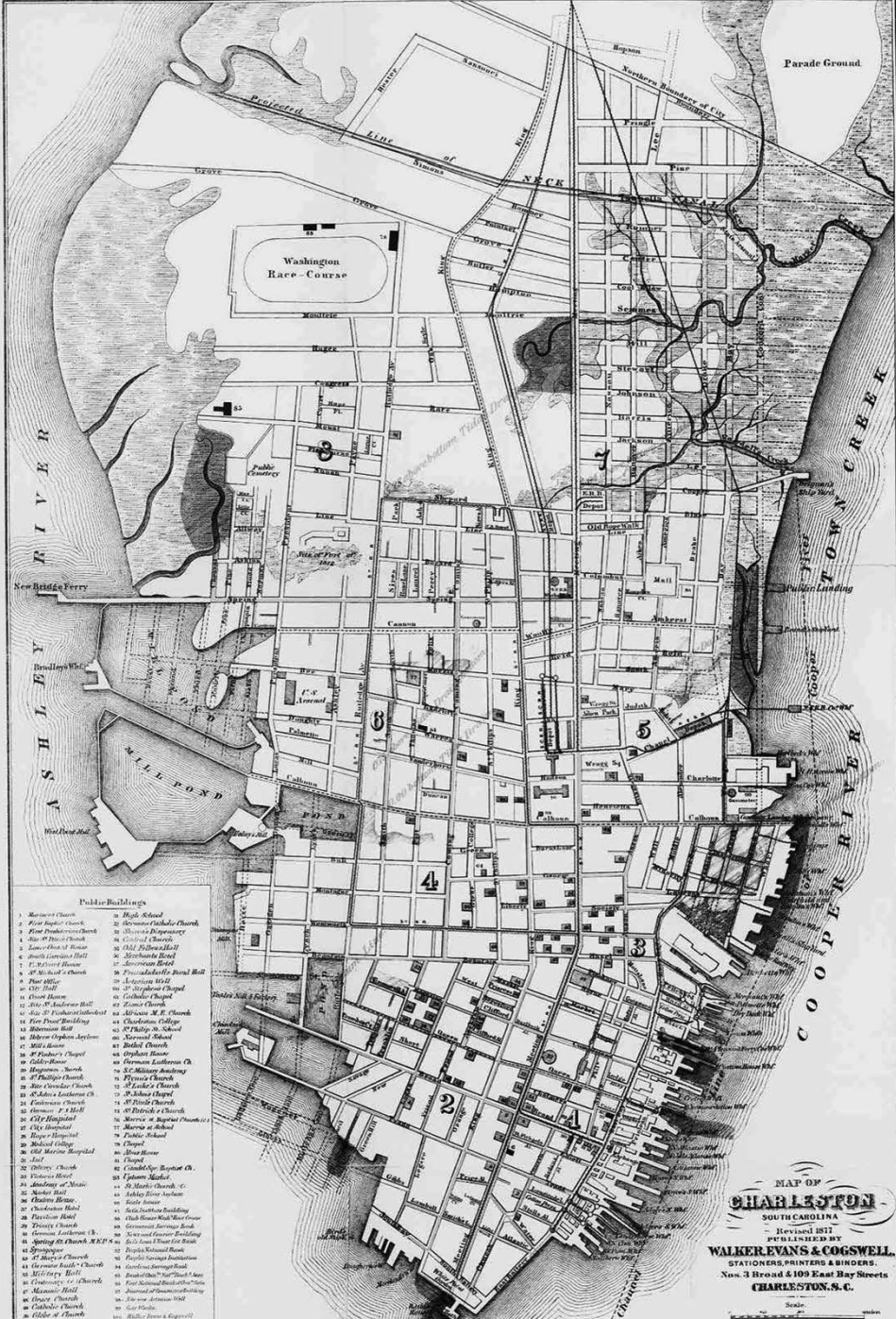
The Importance of Cartography



Map Analogies



Map Analogies



- Public Buildings**
- | | |
|------------------------------|----------------------------|
| 1. Mercantile Bank | 21. High School |
| 2. First Baptist Church | 22. St. Peter's Church |
| 3. First Presbyterian Church | 23. St. Peter's Dispensary |
| 4. St. Paul's Church | 24. St. Peter's Church |
| 5. Exchange of House | 25. Old St. Peter's Hall |
| 6. South Carolina Hall | 26. Merchants Bank |
| 7. St. Andrew's Church | 27. American Bank |
| 8. St. Michael's Church | 28. Providence Hotel |
| 9. Post Office | 29. American Bank |
| 10. City Hall | 30. St. Michael's Chapel |
| 11. City House | 31. Catholic Church |
| 12. St. Andrew's Hall | 32. St. James Church |
| 13. St. Andrew's Hall | 33. St. James Church |
| 14. First Free Building | 34. Charleston College |
| 15. Sherman Hall | 35. St. Philip's School |
| 16. St. Andrew's School | 36. St. Philip's School |
| 17. St. Andrew's Chapel | 37. St. Philip's School |
| 18. City House | 38. St. Philip's School |
| 19. St. Andrew's Hall | 39. St. Philip's School |
| 20. St. Andrew's Hall | 40. St. Philip's School |
| 41. St. Andrew's Hall | 42. St. Philip's School |
| 43. St. Andrew's Hall | 44. St. Philip's School |
| 45. St. Andrew's Hall | 46. St. Philip's School |
| 47. St. Andrew's Hall | 48. St. Philip's School |
| 49. St. Andrew's Hall | 50. St. Philip's School |
| 51. St. Andrew's Hall | 52. St. Philip's School |
| 53. St. Andrew's Hall | 54. St. Philip's School |
| 55. St. Andrew's Hall | 56. St. Philip's School |
| 57. St. Andrew's Hall | 58. St. Philip's School |
| 59. St. Andrew's Hall | 60. St. Philip's School |
| 61. St. Andrew's Hall | 62. St. Philip's School |
| 63. St. Andrew's Hall | 64. St. Philip's School |
| 65. St. Andrew's Hall | 66. St. Philip's School |
| 67. St. Andrew's Hall | 68. St. Philip's School |
| 69. St. Andrew's Hall | 70. St. Philip's School |
| 71. St. Andrew's Hall | 72. St. Philip's School |
| 73. St. Andrew's Hall | 74. St. Philip's School |
| 75. St. Andrew's Hall | 76. St. Philip's School |
| 77. St. Andrew's Hall | 78. St. Philip's School |
| 79. St. Andrew's Hall | 80. St. Philip's School |
| 81. St. Andrew's Hall | 82. St. Philip's School |
| 83. St. Andrew's Hall | 84. St. Philip's School |
| 85. St. Andrew's Hall | 86. St. Philip's School |
| 87. St. Andrew's Hall | 88. St. Philip's School |
| 89. St. Andrew's Hall | 90. St. Philip's School |
| 91. St. Andrew's Hall | 92. St. Philip's School |
| 93. St. Andrew's Hall | 94. St. Philip's School |
| 95. St. Andrew's Hall | 96. St. Philip's School |
| 97. St. Andrew's Hall | 98. St. Philip's School |
| 99. St. Andrew's Hall | 100. St. Philip's School |

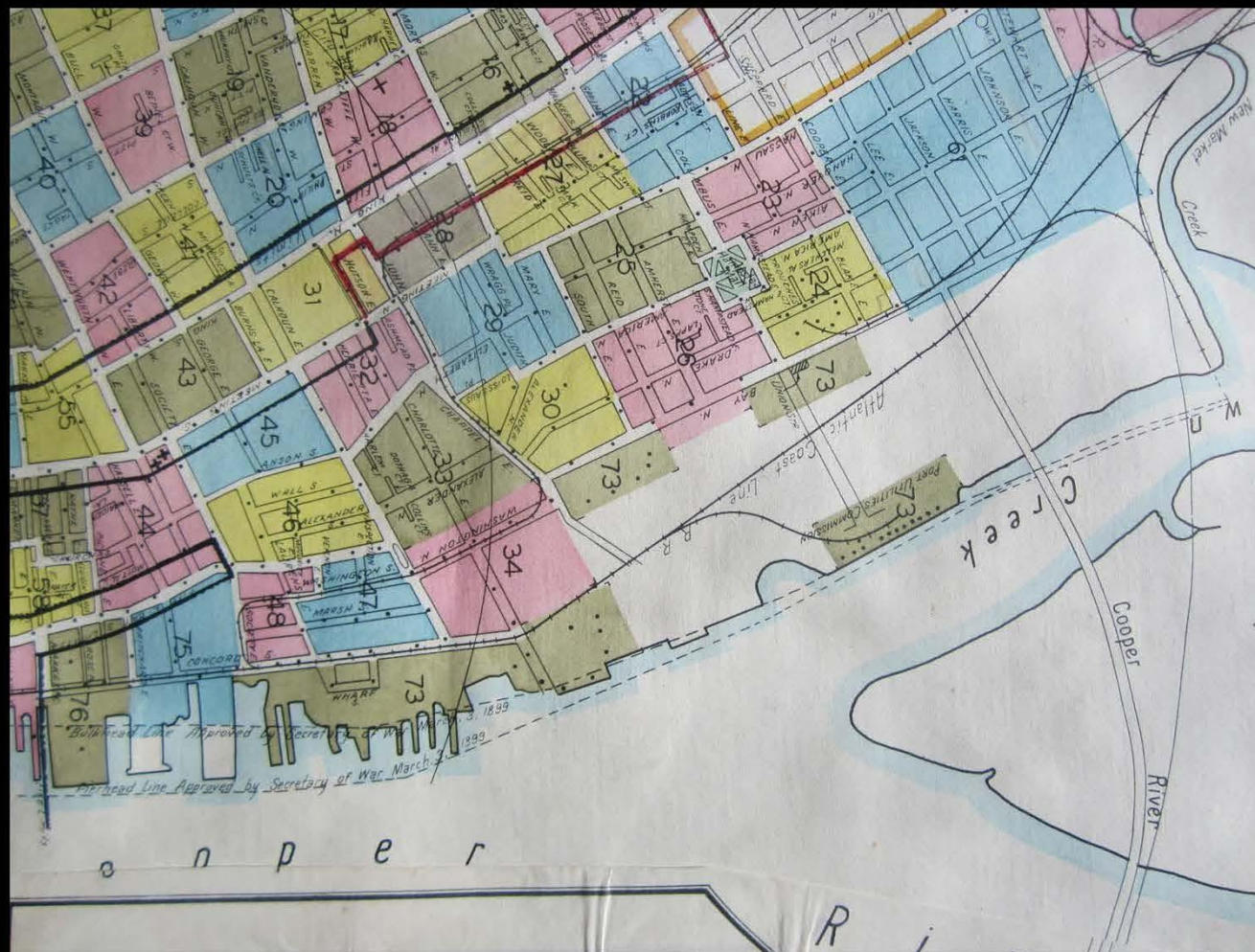
MAP OF
CHARLESTON
 SOUTH CAROLINA
 REVISED 1877
 PUBLISHED BY
WALKER, EVANS & COGSWELL,
 STATIONERS, PRINTERS & BINDERS,
 Nos. 3 Broad & 109 East Bay Streets
CHARLESTON, S. C.

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*Streets are the
Common Thread*



Great Street Frontages



Incremental Development



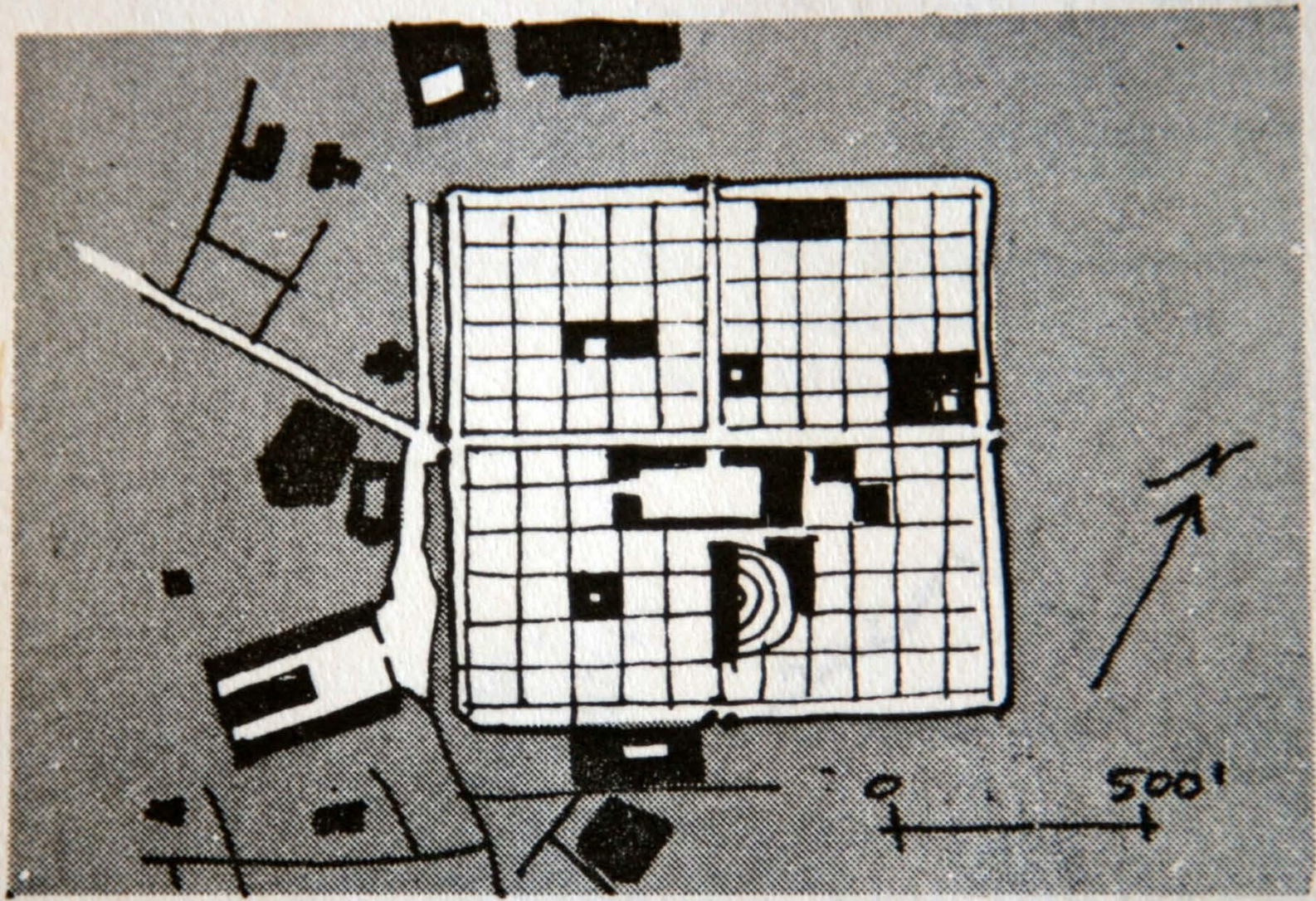
Mixed Scales of Ownership

*The Importance of
Great Streets*

I am the Lorax,
I speak for the trees...



*We Need to Speak
for the Streets*



Timgad, North Africa. Built A.D. 100-117. A Roman colonial town.



Central Market

Map

Academia

Il Duomo

Train Station

Uffizi Gallery

Ponte Vecchio

500 ft
200 m

©2008 Google - Imagery ©2008 DigitalGlobe, Ches...

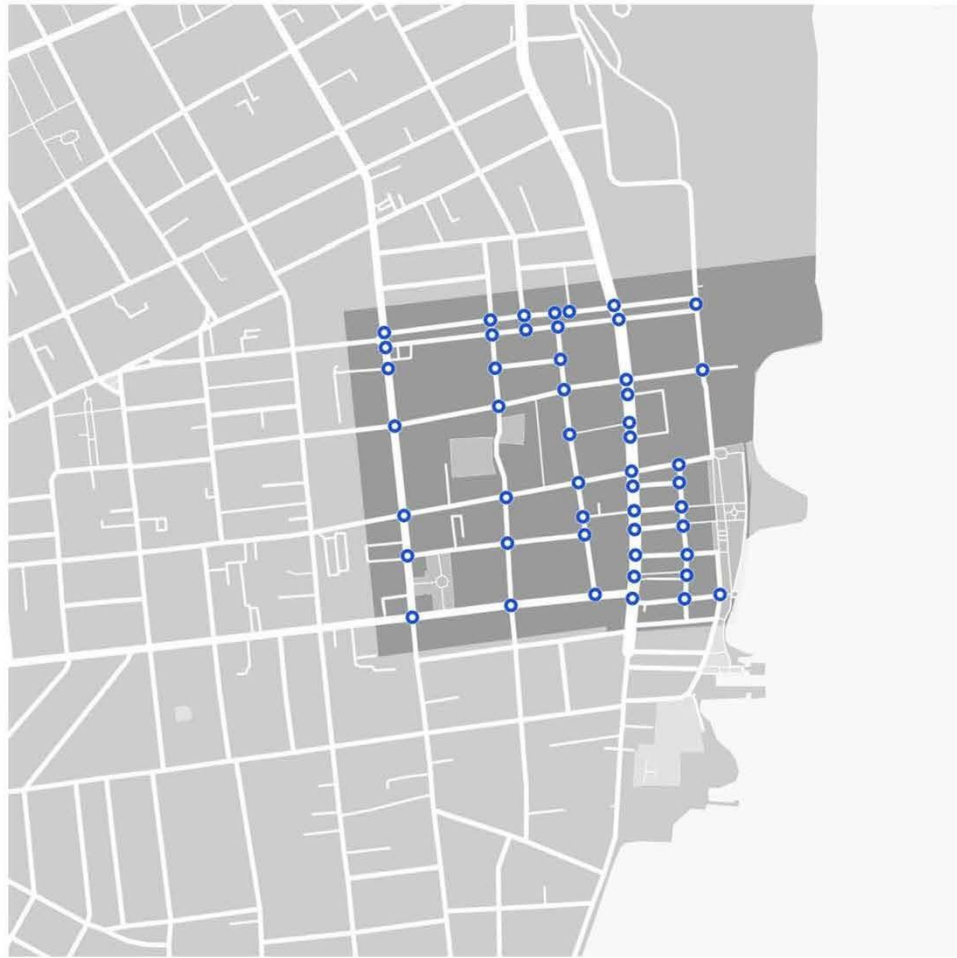


INTERSECTION FREQUENCY: **300** INTERSECTIONS PER SQUARE MILE

ANSONBOROUGH

CHARLESTON





INTERSECTION FREQUENCY: **408** INTERSECTIONS PER SQUARE MILE

FRENCH QUARTER

CHARLESTON



NEIGHBORHOOD	INTERSECTION FREQUENCY	AVERAGE BLOCK LENGTH	AVERAGE BLOCK PERIMETER
FRENCH QUARTER	408	268'	1,075'
ANSONBOROUGH	300	384'	1,574'
EAST SIDE	294	339'	1,371'
RADCLIFFEBOROUGH	290	401'	1,629'
MAZYCK-WRAGGBOROUGH <i>(Garden District)</i>	272	391'	1,566'
HARLESTON VILLAGE	252	396'	1,583'
CHARLESTOWNE <i>(South of Broad)</i>	207	412'	1,647'
MEDICAL DISTRICT	105	535'	1,821'
UNION PIER	80	1,875'	7,426'

Urban Center Walkability Standards

INTERSECTION FREQUENCY: MORE THAN 100 INTERSECTIONS PER SQUARE MILE

AVERAGE BLOCK LENGTH: LESS THAN 500'

AVERAGE BLOCK PERIMETER: LESS THAN 3000'

NEIGHBORHOOD CONTEXT ANALYSIS

CHARLESTON

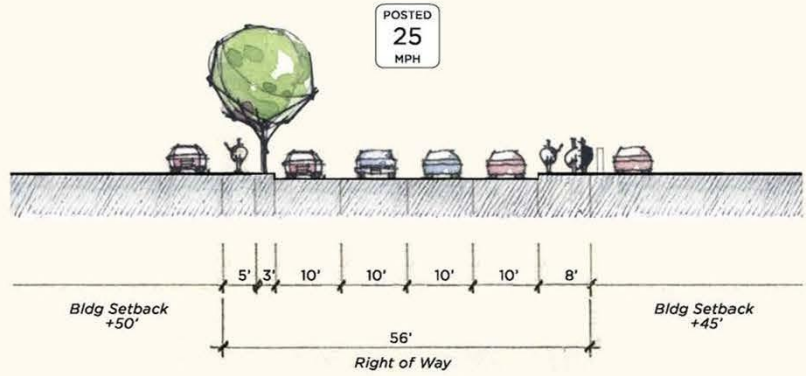
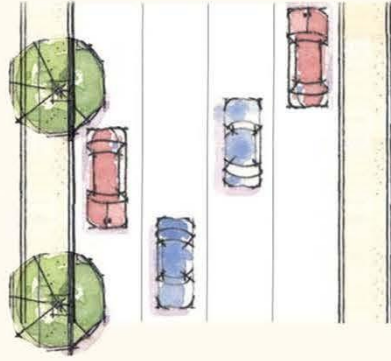


■ Suburban - Current Street Characteristics

■ Urban - Current Street Characteristics

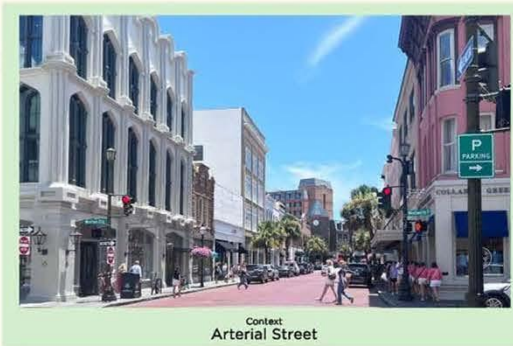
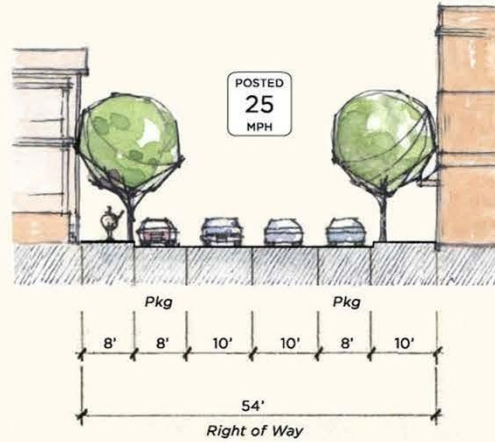
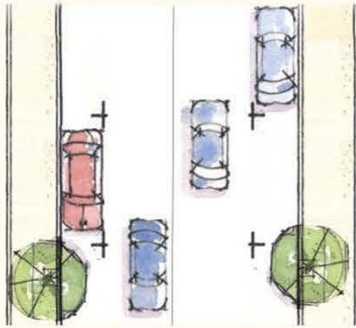
COMBINED PENINSULA STREETS

Suburban & Urban Typologies



Context: Arterial Street

Current Street Characteristics: **Suburban**
EAST BAY STREET
Charleston Streets



Context:
Arterial Street

Current Street Characteristics: **Urban**

KING STREET

Charleston Streets

*The Significance
of this Era*

CHARLESTON BATTERY

The Battery, Charleston's landmark defensive seawall and public promenade is the ultimate combination of water protection and a gracious public amenity. Its extension around the peninsula will expand its protective quality; enhancing coastal resilience, greatly expanding public access to the riverfront, and uniting many existing and planned public spaces and pedestrian paths, resulting in a well-connected public realm across the City of Charleston.



September 1, 2025
Sottile & Sottile, Urban Design

CONNECTED PUBLIC SPACES



CITY OF CHARLESTON

The Connected Public Realm

*Above all,
The City is Human*



THE PENINSULA PLAN

Thank You!