

Sottile & Sottile

Urban Design, Civic Architecture

A Micro-Manifesto for Charleston...
things that we know to be true.



Great Street Frontages



Incremental Development



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



Great Skyline



Mixed Scales of Ownership



Incremental Entrances & Active Street Fronts



Quality and Durability –
Materials that get Better with Time, not Worse.



**Save the Best Sites for Public Spaces,
Institutional Uses and Civic Buildings**



Building Types must be Related to the Precedents in Charleston and Grow from that Foundation.

from Principle *to* Practice

Some Examples...

Public Space *First*

Missing Middle Housing

Craft and Detail

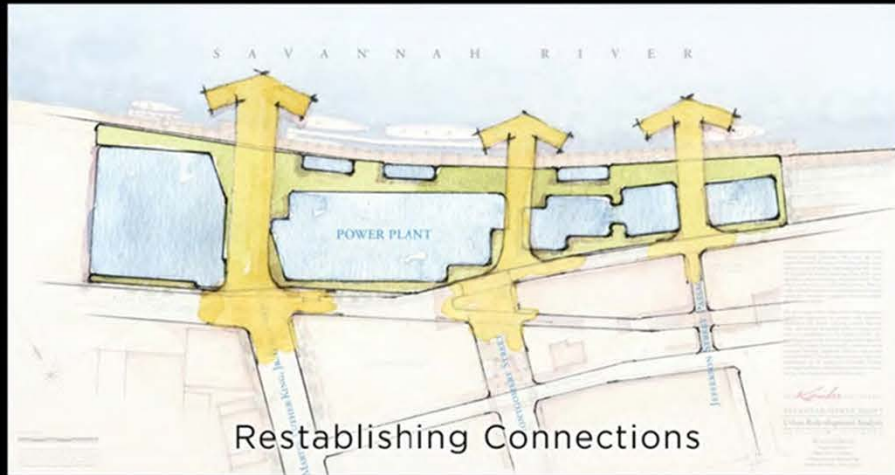
Put Public Space First

PLANT RIVERSIDE DISTRICT

Winner of the



2021 Global Award for Excellence



2014 - Before Redevelopment



SAVANNAH NATIONAL HISTORIC LANDMARK DISTRICT
LOCATOR PLAN

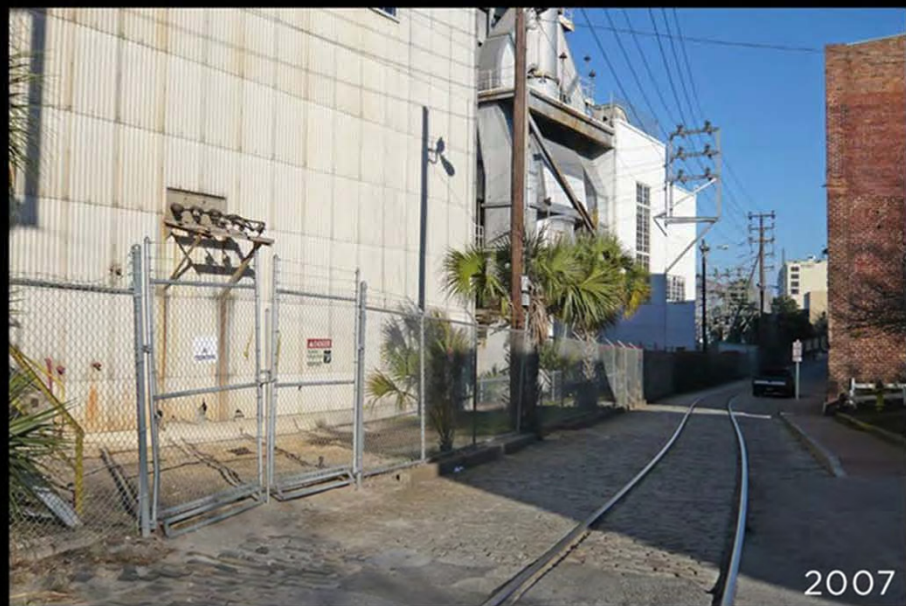
S A V A N N A H R I V E R



PLANT RIVERSIDE DISTRICT MASTER PLAN

SAVANNAH NATIONAL HISTORIC LANDMARK DISTRICT







2005



2014



2020









2007

"This project started with a vision – that a decommissioned 1912 power plant could electrify a city once again."

Arne Sorenson | *President and CEO, Marriott International*



SAVANNAH GEORGIA & THE CREATIVE COAST

PLACES

of the COASTAL SOUTH

THE 2023 GREATEST DESTINATION
IN THE COASTAL SOUTH - JW MARRIOTT
SAVANNAH / PLANT BRICKS DISTRICT
LOCATED IN SAVANNAH, GEORGIA.



SOUTH MAGAZINE'S
EIGHTEEN YEARS *of* EXCELLENCE SALUTING
THIS REGION'S GREATEST DESTINATIONS

[SPECIAL PREMIERE EDITION]

Housing...
The Missing Middle





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REDEVELOPMENT SITE CONTEXT

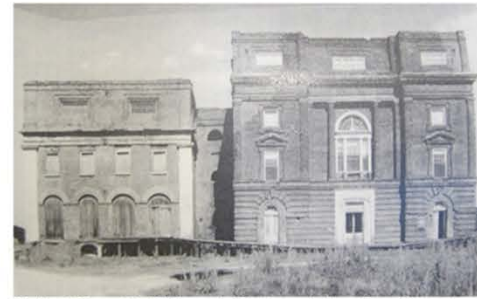
655 East Bay Street | South Eastside Neighborhood

655 EAST BAY STREET
Urban Infill Analysis
 CHARLESTON, SOUTH CAROLINA

White Point Partners
 Thomas + Hutton Engineers
 Cline Design Associates
 Sottile & Sottile Urban Design



Charleston's Union Station (now demolished), a large structure with expressive massing, was located across East Bay Street from the project site, now the Port of Charleston terminal.



The historic Bennett Rice Mill, just south of the site, once had a smaller pavilion missing.



The Charleston Cigar Factory north of the site serves as a large neighborhood anchor.



The Presqu'ile House, completed in 1808, at the corner of the project block is a good example of the grander residential structures along East Bay Street.



There are some smaller Charleston single houses along this block of East Bay Street that add a smaller scale of building to the context.



The Faber-Ward mansion on the neighboring block adds a landmark presence to East Bay Street.

IDENTIFYING TYPOLOGIES

A wide variety of building typologies and scales have been evident within the neighborhood context of the subject site, including grand institutional buildings such as Charleston's Union Station, large industrial buildings such as the Cigar Factory and the old Bennett Rice Mill, residential mansions such as the Presqu'ile House and the Faber-Ward Mansion, and humble single houses built for the expanding industrial work force.

EAST BAY STREET PATTERNS

Industrial and Residential Architecture

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 Seattle & Seattle Urban Design



The team looked at a range of tall single houses with different storefront treatments.



The design team noted the effectiveness of the parking opening treatment at the Murray School Gymnasium.



Windows nested within masonry recesses on a William Jay design on Meeting Street.



The Murray Street School on the lower peninsula, a larger institutional building converted to residences, was a helpful precedent for the design team throughout the charrette.



The design and development team studied the Murray Street School up close to determine appropriate ranges for the overall building and bay widths.



The Buist Academy offers lessons on simple but well-crafted brick detailing.



An effective scale change at the Caretaker's House next to the Murray Street School.



Revisiting some of Charleston's more recent court street interventions provided precedents for public space improvements and well-crafted access around and through the site.

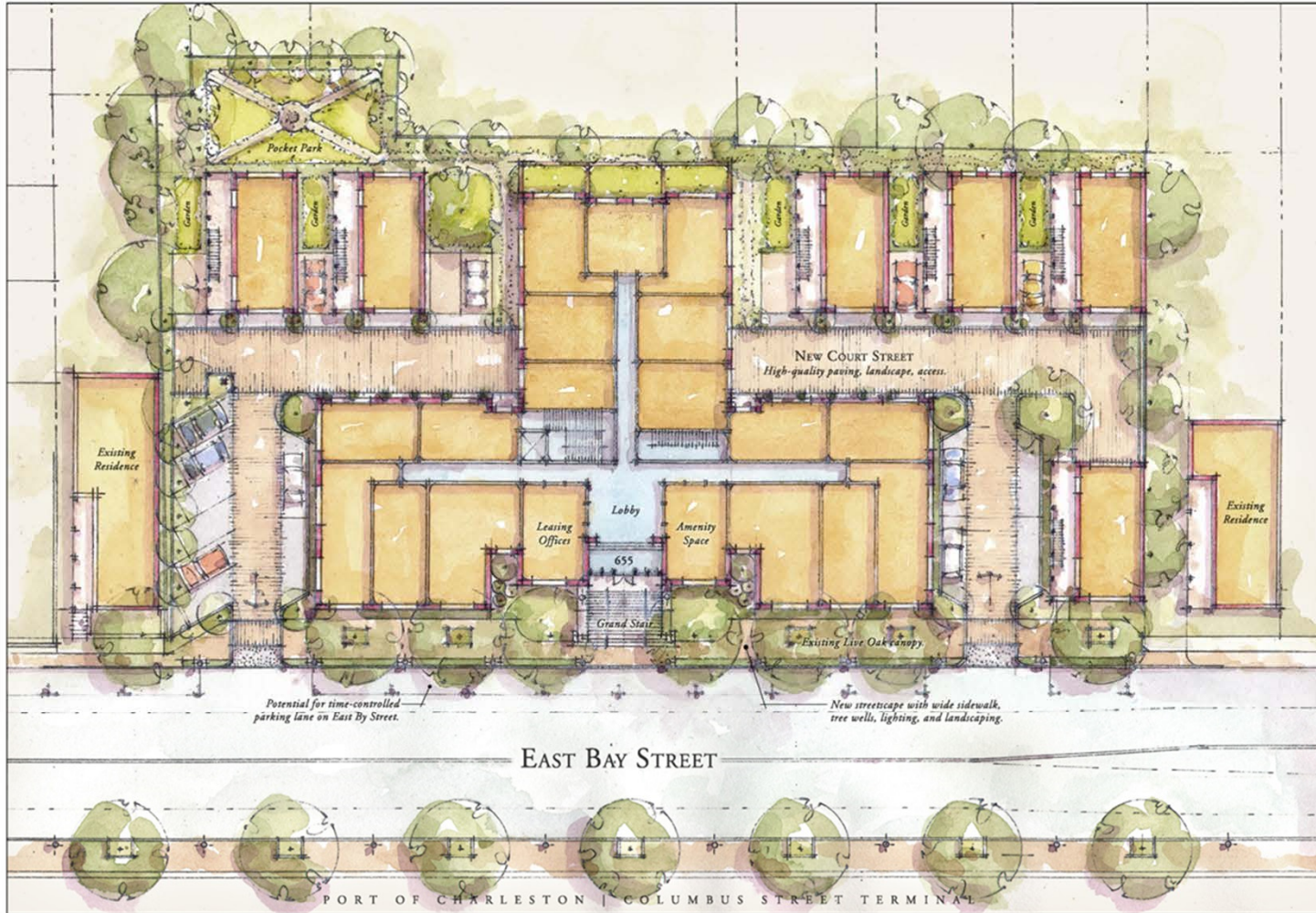
PRECEDENT TOUR

Design Charrette

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655 EAST BAY STREET
Urban Infill Analysis
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Seattle & Seattle Urban Design



SITE DESIGN

The site plan for 655 East Bay Street moves away from a consolidated residential structure that fills the site. Rather, the plan utilizes buildings of varying scales and heights, developing and supplementing a diverse urban fabric.

A larger structure with a scale and detailing language drawn from historic institutional precedents addresses East Bay Street, with a grand entrance stair centered within a symmetrical facade, and studio/commercial spaces addressing the street at the building's outer corners.

An intimate brick street court provides circulation into the site, connecting a series of smaller scaled residential structures, as well as a variety of small garden spaces. A single smaller residential structure is also located directly on East Bay Street, with a studio/commercial storefront at street level, and two and a half stories of residences above on upper levels.

The larger building shields the site's interior from the automotive character of this portion of East Bay Street, while the scale of the smaller residential structures creates a transition to the prevailing neighborhood character existing to the west. In addition, significant streetscape improvements are envisioned along East Bay Street providing a safer and more humane pedestrian environment along the street edge.

SITE PRECEDENTS

Charleston's urban tradition of court streets, small intimate lanes that bring finer scaled development deeper into the large block structure evident in much of Charleston's peninsula, became an inspiration for a site design approach that balanced the modern impulse for large consolidated residential structures with historic development patterns of intimate lanes and smaller structures with vertical proportions and street-oriented entrances. This idea became the guiding thesis for the urban design of 655 East Bay Street.

URBAN REVITALIZATION MASTER PLAN

655 East Bay Street | South Eastside Neighborhood

655 EAST BAY STREET
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EAST ELEVATION

The East Elevation, which fronts along East Bay Street, is defined by three architecturally distinct segments articulated by deep shadow reveals and a reduced number of stories at the outer wings. A cupola has been considered at the center of the composition over the main entrance in order to give the facade a strong sense of entrance and hierarchy, which is often missing in the design of contemporary multi-family developments.



EAST ELEVATION

East Bay Street Residential Building

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655 EAST BAY STREET
Urban Infill Analysis
 CHARLESTON, SOUTH CAROLINA

White Point Partners
 Thomas + Hutton Engineers
 Cline Design Associates
 Settle & Settle Urban Design







Detail & Craft





The design team toured the American College of Building Arts, an incredibly unique and important asset to Charleston and far beyond. Students attending the ACBA receive a four year degree and specialize in blacksmithing, carpentry, classical architecture, plaster, stone carving, or timber framing. To complete the program students must participate in externships to hone their craft.

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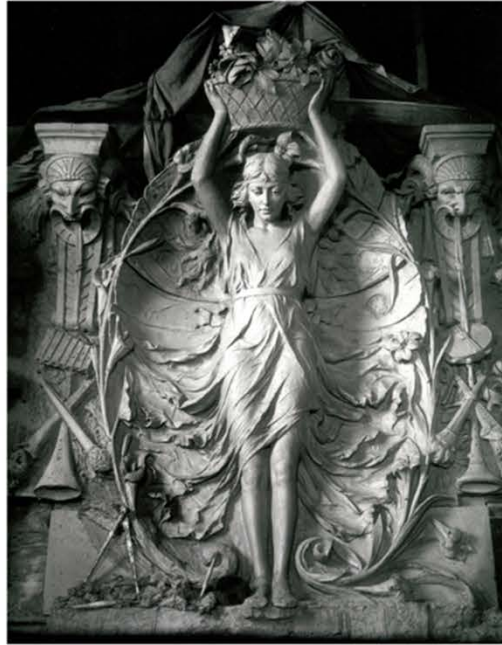
PRECEDENT TOUR - AMERICAN COLLEGE OF BUILDING ARTS

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA



Playful, exuberant architecture is native to Charleston.



The beauty of human figurative embellishment.



Handcrafted details in natural materials.



Creating intentional spaces on facades for artistry.



Balancing curvilinear and orthogonal geometries in facade composition.

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PATTERNS & PRECEDENTS

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
 Phase II, Building I
 635 KING STREET
 CHARLESTON, SOUTH CAROLINA

ST. JAMES PLACE

This King Street view illustrates the skyline activation of the 4th and 5th levels with a series of expressive pavilions. The street front features a prominent entrance and a series of unique storefronts along the sidewalk. The recessed upper mass, while visually related to the expression of the lower levels, maintains a quieter disposition in order to recede from the primary skyline along the King Street frontage.



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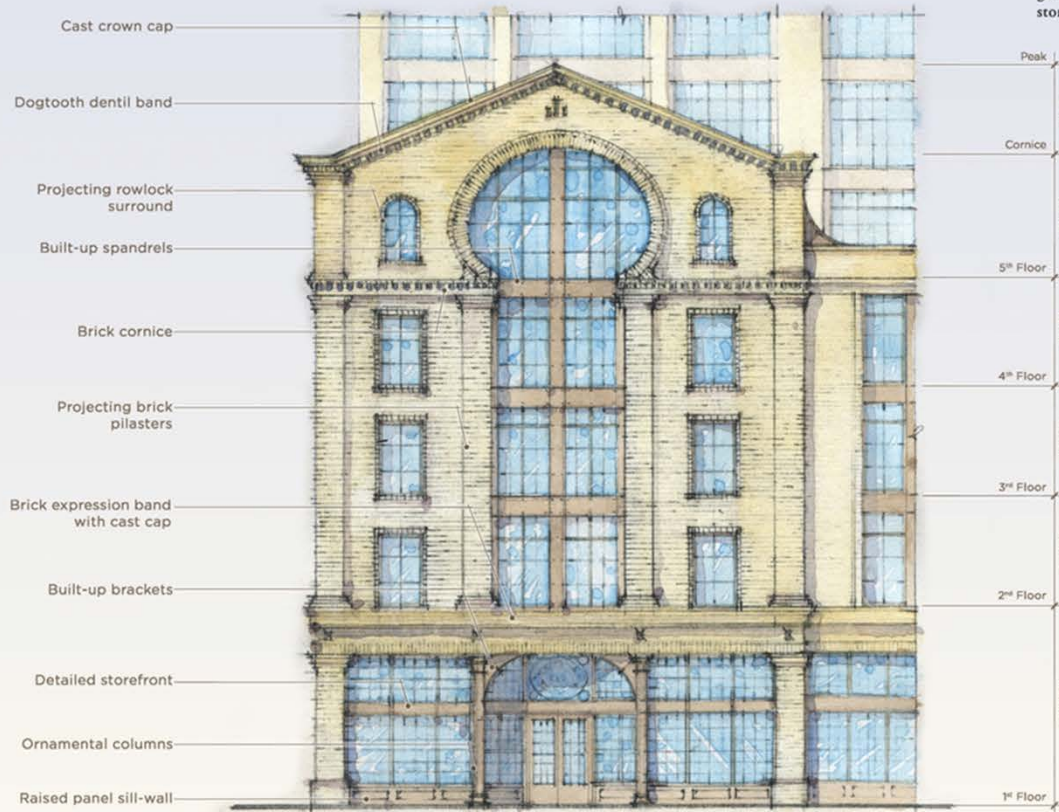
CONCEPTUAL VIEW

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA

KING STREET PAVILIONS

The outer pavilions that frame the primary King Street facade provide movement in the skyline through their gabled parapets at the 5th level, while highly articulate storefronts reward the street experience along King Street.



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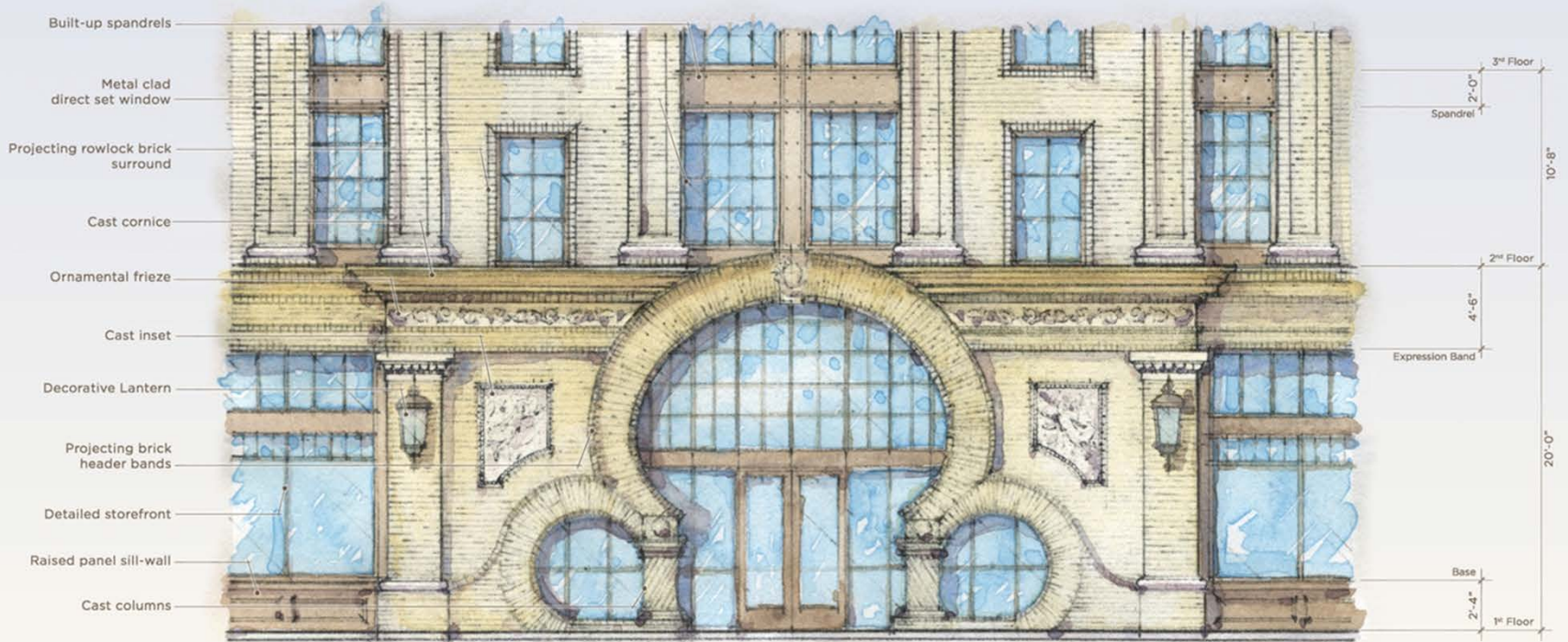
CONCEPTUAL ELEVATION DETAILS

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA

KING STREET ENTRANCE

The primary entrance in the center of the King Street facade provides a distinct identity to the residential entrance through exuberant geometries and the incorporation of crafted relief ornament in the inset panels and frieze.



Scale: 3/16" = 1'-0"



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CONCEPTUAL ELEVATION DETAILS

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
 Phase II, Building I
 635 KING STREET
 CHARLESTON, SOUTH CAROLINA

RESIDENTIAL ENTRANCES

The alleys are envisioned as having a distinctly personal expression, with lower-level residences taking their entry from stoops located along the alley. The rhythm of terraces, projecting bays and street gardens along the alley lend human scale and visual texture to the experience of these intimate passages.



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CONCEPTUAL ELEVATION DETAILS

Upper King Street | Courier Square Phase II, Building I

COURIER SQUARE
 Phase II, Building I
 635 KING STREET
 CHARLESTON, SOUTH CAROLINA



The time-honored tradition of figurative symbolism in the built environment is continued on King Street above the primary entrance with an allegorical representation of architecture. The keystone, as an embodiment of architecture, quietly reminds passersby that architecture, at its most essential level, is humane.

1 KING STREET MAIN ENTRY SCULPTED KRYPESTONE
 SCALE 3/4"=1'-0"

Note: This is an artistic illustration of the design intent for these hand made elements. The final design will be created by individual artists, therefore, there may be variations between the illustration and the final piece.

GREYSTAR

Sottile & Sottile
 Civil Architects

LS3P

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635 KING STREET
 COURIER SQUARE PHASE II, BUILDING 1
 CHARLESTON, SOUTH CAROLINA

Date of Publication

2025-12-16 B&B Preliminary Design

IN-PROGRESS
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Sheet:
 R480

Reference Details



SPRING

KING ST. WINDOW KEystone
SCALE: 1/4" = 1'-0"



AUTUMN

KING ST. WINDOW KEystone
SCALE: 1/4" = 1'-0"

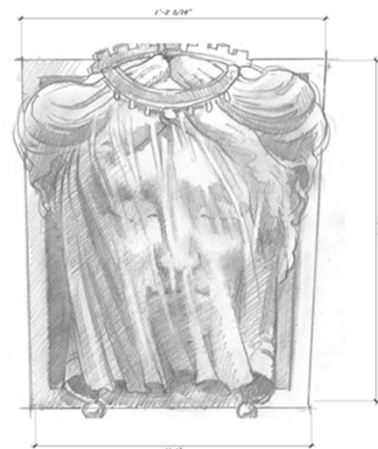
The keystones on the upper King Street facade continue the allegorical rhythm established at the ground level. These keystones speak to the passage of time and the endurance of architecture, as each of the four keystones embody one of the four seasons while also honoring distinct periods of architectural history.

The effervescent Art Nouveau of Spring, leads to the full bloom of Classical Summer, which gives way to the splendor of Baroque Autumn, and leads finally to the cold intricacy of Gothic Winter.



SUMMER

KING ST. WINDOW KEystone
SCALE: 1/4" = 1'-0"



WINTER

KING ST. WINDOW KEystone
SCALE: 1/4" = 1'-0"

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GREYSTAR

Sottile & Sottile
Civil Architects

LSJP

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635 KING STREET
COURIER SQUARE PHASE II, BUILDING I
CHARLESTON, SOUTH CAROLINA

Date of Publication:

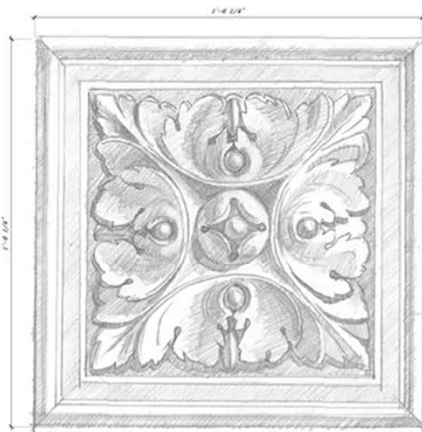
2023.10.14 B&B Preliminary Design

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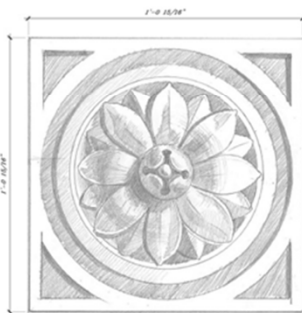
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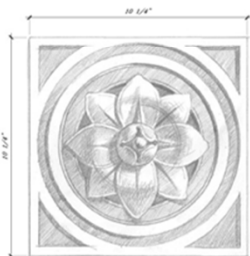
Reference Details



LARGE DECORATIVE INSERT AT ACKERMAN'S GARDEN PAVILIONS
SCALE: 4\"/>



MEDIUM DECORATIVE INSERT AT 5TH LEVEL PAVILION FRIEZE
SCALE: 4\"/>



SMALL DECORATIVE INSERT AT STREET LEVEL FRIEZE
SCALE: 4\"/>

A variety of decorative inserts accent each elevation and further illuminates the connection between the built environment and the natural world. The endless variety of nature inspires both the diversity and harmony of these floral motifs.

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COURIER SQUARE PHASE II, BUILDING 1
CHARLESTON, SOUTH CAROLINA

Date of Publication: 2023.03.14 B&B Preliminary Design

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Reference Details



Significant progress has been made through numerous meetings and detailed working sessions over the last year to develop strategies for collaboration with the American College of Building Arts.

DEVELOPMENT OF ARCHITECTURAL DETAILS

Upper King Street | Courier Square Phase II, Building I

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COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA



Stone carvers at the American College of Building Arts have begun studies and samples of the decorative details.

DEVELOPMENT OF ARCHITECTURAL DETAILS

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COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA



Work-in-progress studies and material tests for hand carved decorative details.

DEVELOPMENT OF ARCHITECTURAL DETAILS

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COURIER SQUARE
Phase II, Building I
635 KING STREET
CHARLESTON, SOUTH CAROLINA

CHARLESTON
CITY PAPER
FREE

NO DICTATORS

**HOLIDAY
GIFT
GUIDE
2023**
INSIDE
pt. 3

SNOB

celebrates
30 years in
Charleston

Advocates:
**Fewer rules on
tree-cutting
could harm
environment,
culture**

**LET'S
TALK
SHOP**

Women of American College
of Building Arts discuss
craftsmanship, community
and gender stereotypes

+

Digs

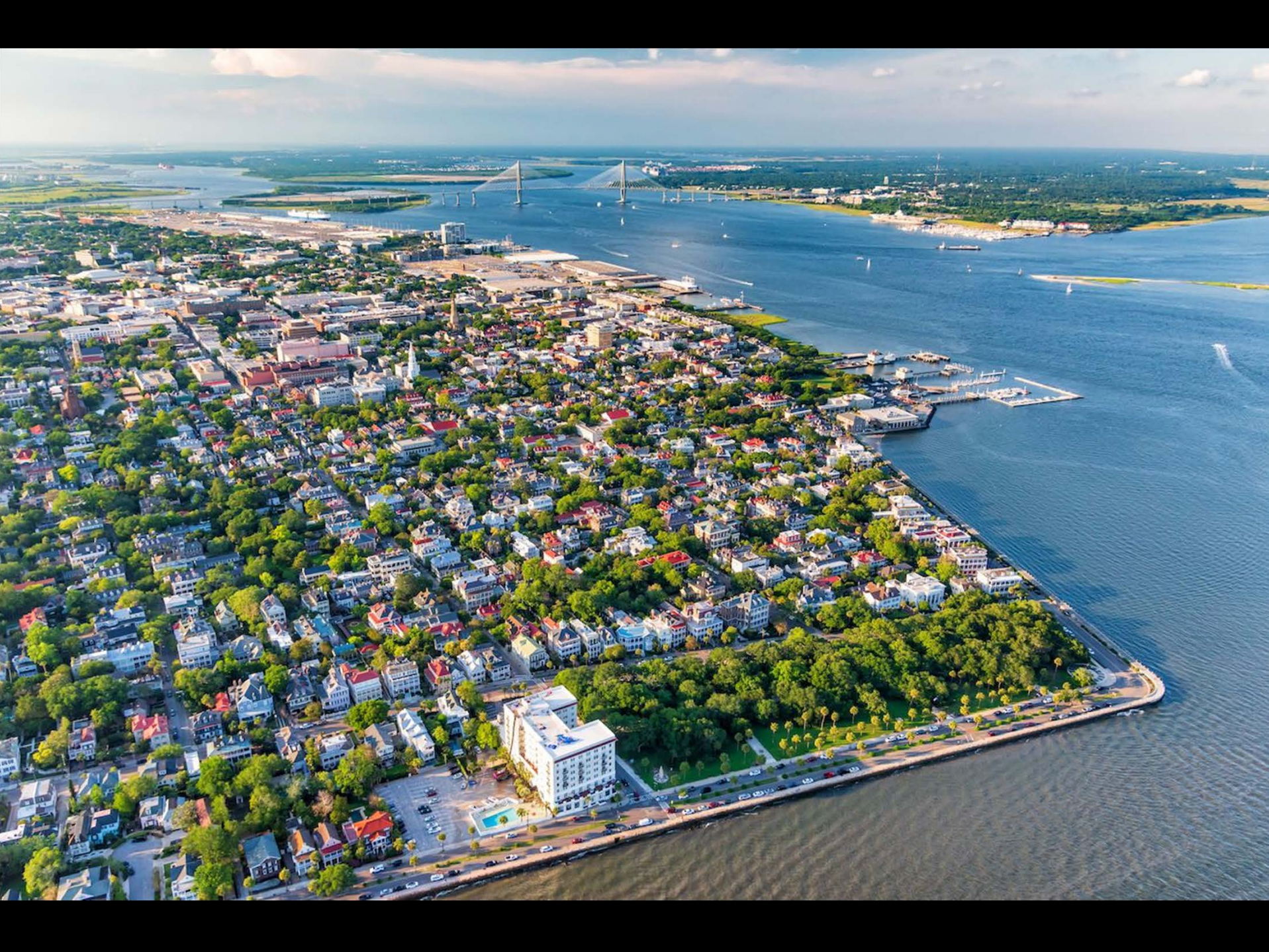
Susan Klein
finds spiritual
meaning in
making art

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Architecture Must be Great
and Must be of Charleston.



Thank You!