

Frontispiece I Frankfurt-am-Main (Germany), looking from the Römerberg toward Alter Markt and the cathedral, before the Second World War. On the right is the late medieval Haus zum Engel; on the left, with a typically Germanic projecting oriel, the Renaissance Haus der Zwölf Himmelzeichen, displaying the signs of the zodiac. The area beyond, long since encroached on and built over, was originally a large open marketplace. Its memory lived on in the name of the narrow street, Alter Markt ("old market").

Any copy of this book issued by the publisher as a paperback is sold subject to the condition that it shall not by way of trade or otherwise be lent, resold, hired out or otherwise circulated without the publisher's prior consent in any form of binding or cover other than that in which it is published and without a similar condition including these words being imposed on a subsequent purchaser.

First published in the United Kingdom in 1992 by Thames & Hudson Ltd, 1814 High Holborn, London WCIV 7QX

© 1992 Thames & Hudson Ltd, London Text © 1992 Estate of Spiro Kostof

First paperback edition 1999

All Rights Reserved. No part of this publication may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopy, recording or any other information storage and retrieval system, without prior permission in writing from the publisher.

ISBN 0-500-28172-6

Printed and bound in Hong Kong by C&C Offset Printing Co., Ltd.

# CONTENTS

#### INTRODUCTION 7

#### 1 · THE CITY EDGE 11

PRELIMINARIES 11
The Customs Boundary 12
The Multiple Edge 15

THE WALLED EDGE 26
Alternative Boundaries 26 ×
The Nature of City Walls 28 ×
The Fringe Belt 34 ×
City Gates 36
Mural Traces 38

MEETING THE WATER 39 River Towns 39 Ports and Resorts 41

ON THE PERIPHERY 47
Early Suburbs 47
Planned Extensions 49
Industrial Extremities 51

THE OPEN CITY 54 Controls at the Fringe 55

THE SOFT EDGE OF SUBURBIA 59 Transportation and the City Edge 59 A Spectrum of Suburbs 62 Edge Cities 67

#### 2 · URBAN DIVISIONS 71 3 · PUBLIC PLACES 123

INTRODUCTION 71

THE SOVEREIGN DISTRICT 74 Prince, Courtiers, and People 74 A Site for the Princely Residence 75 Changing the Course of State 78 Democracy and Socialism 80

GOD IN THE CITY 82
God vs. King 82
Temple and Temenos 86
God among Neighbors 87
The Christian Parish 88
The Contest of Religions 90
The Separation of Church and
State 91

PAGUS MERCATORUM 92
Market Towns 92
Hosting Foreign Merchants 93
The Market and the State 94
The Environment of Trade 96
The Case of Islam 99
The Business District of Capitalism 99

KEEPING APART 102
Barriers Visible and Invisible 104
Cultural Separation 106
The Modern Colonial City 110
Economic Segregation 117

THE NATURE OF PUBLIC PLACES 123
The Life and Control of the Public 124
Privatized Public Realms 125
Courtyard and Square 127

THE DISTRIBUTION OF PUBLIC PLACES 130
At the City Edge 130
Town Squares 130
Multiple Systems 134

MATTERS OF SIZE 136 Disencumbering 138 Totalitarian Scales 141

TYPOLOGIES 144
The Frame and the People 144
The Classifiers 146
Shapes of Squares 149
A Book of Uses 152

PUBLIC PARKS 164 A Backward Look 166 The Modern Park 169

THE PUBLIC PLACES OF TODAY 172

### 4 · THE STREET 189

INTRODUCTION 189 Historical Notes 190 Private Streets 192

THE STREET AS PUBLIC SPACE 194 The Theatre of Power 195 Culture and Class 198 The Regulated Street 200 Sidewalks and Paving 209

THE DESIGN OF STREETS 213
The Building Line 214
Porticoes and Porches 216

SOME STREET TYPES 218 Waterways 218 The Bridge-Street 225 The Boulevard 228 Covered Streets 230

THE ADVENT OF THE
MODERNIST STREET 231
Unwin and Le Corbusier 231
Precedents Technological and
Social 234
Compromising Modernism: Early
Experiments 235
Elevating the Pedestrian 237
The Return of the Street 239

## 5 · URBAN PROCESS 245

THE FALL AND RISE OF CITIES 245 London and Lisbon 245 Urban Longevity 250

DISASTERS AND THEIR
AFTERMATHS 251
Staying Put 251
Urban Conflagration 252
Earthquakes, Floods, and
Hurricanes 253

THE DESTRUCTION OF WAR 254
Damnatio Memoriae 254
Sacks, Light and Thorough 257
The Second World War 258
Reconstruction 260

HAUSSMANNIZATION 266
Public Utility and the Law 267
The Taking of Property 269
The Limits of Haussmannization 271
Haussmann Outside Europe 273
Urban Renewal Western Style 275

INCREMENTAL CHANGES 279
The "Medievalizing" of Rome 279
"Organic" Changes 290
Urban Infill 292
Burgage Plots 294
The American Case 296

PROCESS AGAINST CONSERVATION: THE LIFE OF URBAN FORM 298

Notes 306

Bibliography 311

Acknowledgments for Illustrations 314

Index 315