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COASTAL LIVING®

THE
MAGAZINE
FOR PEOPLE
WHO LOVE
THE COAST

cottage
of the year
ideas and
inspiration

seashell
color scheme

key west
makeover

lighthouse
hopping

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AOL Keyword: CoastalLiving

When you hear the word “coast,” the image that comes to mind probably reflects where you live. Do you envision marshlands, or sugary beaches? Craggy cliffs, or undulating dunes? Each coastline, regardless of its physical form, possesses a distinct natural beauty.

As more growth occurs along our waterways, it’s critical that burgeoning towns and communities remain faithful to their surroundings. Traveling the shorelines, our editors too often witness irresponsible expansion—so-called “progress” that misses the mark—but we also discover sympathetic, healthy development.

Coastal Living is proud to partner with an example of the latter for our 2004 Cottage of the Year (page 73). Palmetto Bluff, an up-and-coming South Carolina community set among water and marsh and surrounded by wildlife preserves, stays true to its roots in the coastal Lowcountry. From the outset, the developers pledged to preserve the sea-island landscape. As the community’s promotional material

SURF ON OVER

This issue, click on coastalliving.com and discover:

- A room-by-room tour of the Cottage of the Year (page 73)
- Entertainment, lodging, and dining options when you visit Niagara-on-the-Lake, Ontario, to sample ice wine (page 166)
- Tips on co-owning and renovating a seaside house (page 50), plus a before-and-after slide show
- Best bets for breakfast in Monterey (page 176)



The ruins of the once-grand Palmetto Lodge, a 72-room mansion that burned in 1926, are a testament to Palmetto Bluff’s commitment to historical detail.

states, “To believe that we could improve upon it would be folly.”

The site boasts more than 5,000 acres of managed forest, a “green marina,” and streets that curve aside to make room for trees. At the heart of Palmetto Bluff, a waterfront village perches on the shores of the saltwater May River. Quaint cottages congregate around a town center reminiscent of historic Charleston

and Savannah. Favoring walkers and bikers over car drivers, ample sidewalks and narrow streets connect residences with commercial areas.

Settled among live oaks and palms, our Cottage of the Year’s simple trimwork, wide porches, peaked metal roof, and exposed beams and boarding all honor the Lowcountry aesthetic. Its historic architecture merges, however, with innovations such as impact-rated windows,

weather- and insect-resistant composite siding, and cellulose insulation. With the hurricanes that often batter our coastlines this time of year, it’s imperative to build responsibly with regard to the setting. (We

watched with sadness the devastation Hurricane Charley wrought, and our thoughts are with the people of Southwest Florida.)

Even if you’re not in the market for a coastal home, I encourage you to visit the *Coastal Living* Cottage of the Year in person or in our special section. Both it and the Palmetto Bluff community are prime examples of thoughtful coastal development.

Kayla Fusto

SPECIAL SECTION

2004 COTTAGE OF THE YEAR



palmetto preserve

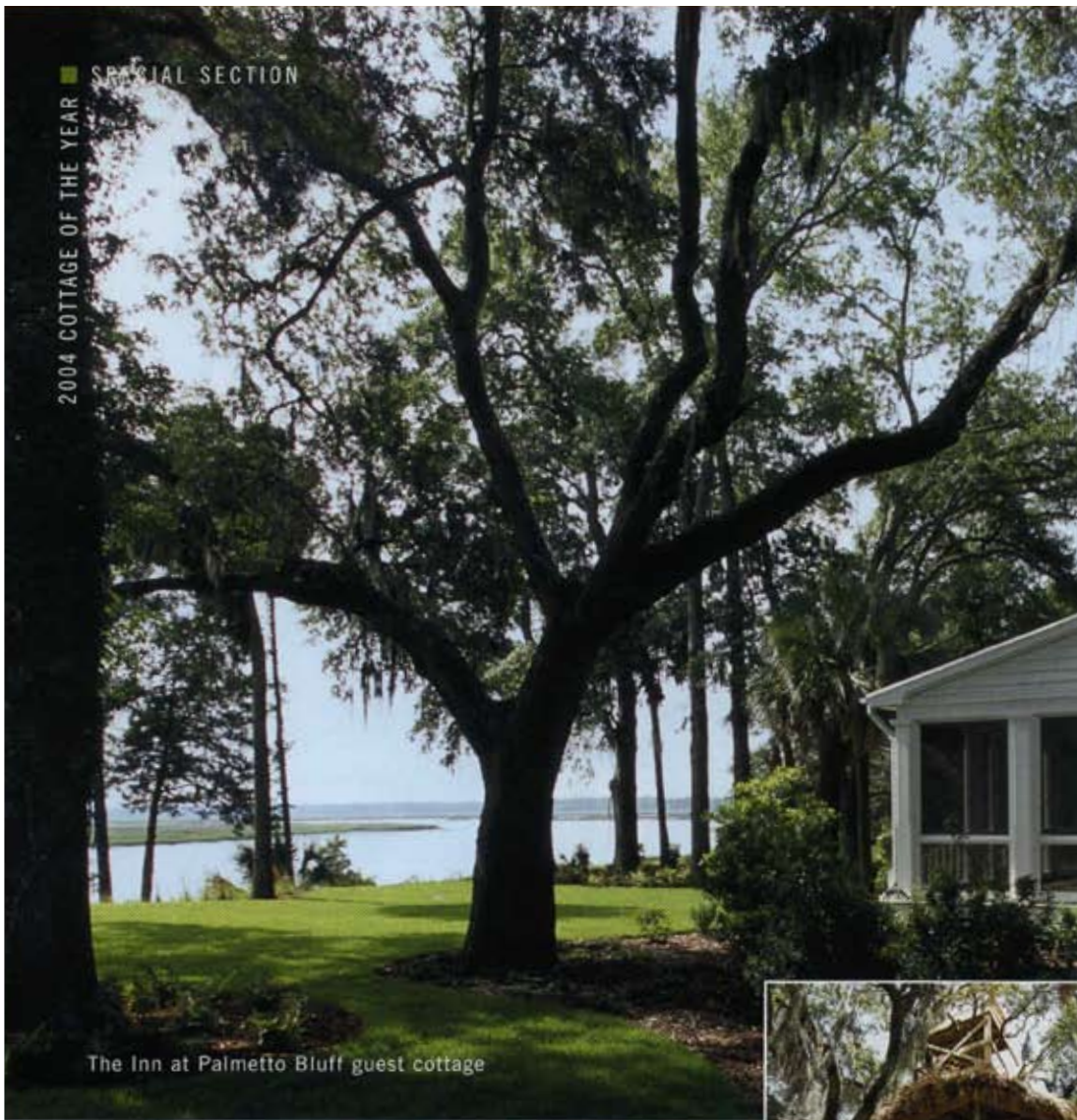


BY SARAH BRUEGGEMANN
PHOTOGRAPHY BY JOHN O'HAGAN

*Welcome to the Coastal Living
Cottage of the Year. Step inside for inspiring
ideas from our talented design team.*

deep within the South Carolina Lowcountry's maritime forests, an environmentally minded group of land planners and designers are building a new community on a historic foundation. Once a plantation, later an exclusive hunt-

ing retreat, Palmetto Bluff (just north of Savannah, Georgia) continues to celebrate the area's rich culture and natural beauty. "We were drawn to the spectacular setting on the river's edge," says Dave Howerton, CEO of the architecture/planning



The Inn at Palmetto Bluff guest cottage



Tree house

“The outside draws from traditional local character, but the inside is more



Palmetto Lodge ruins

Families meet at the “grown-up” tree house (inset) and waterside picnic area for oyster roasts. “You can rent a kayak, go shrimping or crabbing—just take part in the Lowcountry way of life,” says John Yelverton of developer Crescent Resources. Folks may also unwind at The Inn at Palmetto Bluff, which features a large dining venue, private guest cottages, and an Auberge spa. • Accommodations: The Inn at Palmetto Bluff, an Auberge Resort.

firm Hart Howerton. “It was important for us to strike a balance between preserving geography and introducing a plan for human settlement.”

While the *Coastal Living* Cottage of the Year shows reverence for the past, it also incorporates modern building and design techniques.

contemporary,” says architect Joel Newman. “The open, less-formal spaces relate better to the way we live today.” Interior designer Linda Woodrum filled the home with furnishings and accessories that complement the unaffected, peaceful atmosphere.



2004 Cottage of the Year

SETTING

"We wanted it to be a place, not a project," says Jim Mozley, senior vice president for developer Crescent Resources. "Developments are generally predictable, but places surprise you." Here, immense live oaks, some more than a century old, line the main road. "We created the village's boundaries by asking, 'How far could you walk in five minutes?'" says

Jim. A mix of small and large homes gather with commercial properties around a waterfront central green. The design responds to the coastal climate. The broad overhangs provide shade, and streets channel breezes that come off the May River. "Our geometry isn't as rigid as Charleston's or Savannah's," Jim says. "We started with a grid, but let the trees dictate the bends of the roads."

John Yelverton, Crescent Resources' vice president for development, agrees. "You'll see limbs just 6 inches from houses," he says. With dense development in the village and large private lots scattered throughout the 20,000-acre property, vast wildlife habitats remain untouched.

This allows people to hike, ride horses, kayak, swim, and fish in pristine conditions. "Water sports are

a big part of what life is all about here," says Tommy Baysden, vice president of marketing for Palmetto Bluff. "We live by the tides."

Other amenities include a gracious 50-room inn, an Auberge spa, a fitness center, and a Jack Nicklaus-designed golf course. Buildings such as an art gallery/post office and a coffee shop/bookstore give residents public spaces to congregate.



A high-definition plasma TV tucks into an entertainment armoire. "In so many homes, you are dealing with elegant decorating," says Mike Galyean of AVI. "Electronics need to be discreet." Every room has an independent source of music and video. "While the kids watch a DVD, Mom and Dad can relax on the porch with jazz," says Mike. • Integrated home technology: AVI, Inc.



Fanciful birds prepare to take flight from throw pillows. A woven sea-grass basket, endemic to the Lowcountry, rests on a coffee table with barley-twist legs.

Architectural elements contribute to the richly textured space. The walls' horizontal boards and simple molding give the room depth. "I love the detailing," says Linda. "We painted the ceilings because it shows off the fantastic trimwork." She adds, "Some people feel that painting the ceiling makes the room feel lower, but it's not true."

LIVING ROOM

The cottage's front door opens onto a welcoming great room swathed in warm, earthy tones. "This place was historically a hunting camp," says interior designer Linda Woodrum, "and I wanted the house to have a natural, masculine feel."

Accessories reflect the home's embrace of the outdoors. *Faux bois* (fake wood) urns on burlap-covered pedestals flank the entry.



PHOTOGRAPHY ON THIS PAGE: HARRY TAYLOR

For the living room furnishings, designer Linda Woodrum chose reinterpretations of classic cane sofas and rattan seating. "Some chair legs show, some are skirted," she says. "Mixing it up makes it more interesting." To give the space coherence, most of the pieces have angular lines. Linda explains, "This room is all about squares and rectangles; they're layered one on top of another." • Furniture: Lexington Home Brands.

Linda also bends the rules by combining different wood finishes. "I believe you can mix all types of wood together," she says. "They



All of the kitchen appliances are visually striking and easy to clean and operate. Linda chose a stainless-steel finish that complements the tawny cabinetry. Designers and homeowners can customize the look of their cabinets with a variety of styles and finishes. While bright recessed bulbs illuminate the kitchen, a dramatic chandelier hangs over the dining table. "This isn't a task area, so the lighting is softer," says Linda. • Appliances: Viking. Cabinets: Plain & Fancy Custom Cabinetry. Lightbulbs: Philips Lighting Company.

dash of personality. A South Carolina landscape by artist West Fraser hangs above the fireplace's antique heart-pine mantel. To unite all of the hues, Linda

have an inherent connection that always works." A tight-back, leather, West Indies-style sofa boasts ratcheted arms that fold down, turning the couch into an extra sleeper. Two heavily distressed ebony dressers and mirrors border the kitchen's center entrance. Dark-chocolate-stained antique heart-pine flooring extends throughout the house, allowing the rooms to melt into one another.

Distinctive artwork, including sepia photographs of farmland displayed in relief on acid-washed metal, adds a

chose woven rugs with slashes of russet, sage, and pumpkin.

But, she says, "It's not just about the fabrics and furniture; it's about the environment you create."

KITCHEN/ DINING AREA

"The kitchen holds little clues about how we tried to reinvent the past," says Linda. A soft gray color on the walls and ceiling mimics decades-old whitewashed limestone. Seeded-glass cabinetry, thick with bubbles, lends character. "This room could have been

2004 COTTAGE OF THE YEAR ■ SPECIAL SECTION

2004 COTTAGE OF THE YEAR

here 100 years ago, but we did add plumbing," Linda says, laughing.

Despite its old-world charm, the kitchen delivers modern conveniences. A stainless-steel refrigerator uses a multichannel airflow system to remove odor and excess humidity—a must in this seaside environment. The frost-free freezer is located at the bottom of the unit. A wine refrigerator stores up to 54 bottles. A 36-inch stove features high-performance burners and contoured controls.

Other appliances hide in an oversize island with a deep stainless sink and shelved storage under an African Iroko hardwood countertop. In the dining area, leather-covered seating with nail-head trim surrounds a trestle table. At the ends, two cushy wing chairs ensure the space will be used well past mealtime.

ENTRY

"An entryway should tell you about the entire house," says Linda. This side entrance evidences the warm color palette and strong symmetry that recur in each room. Sunflowers peer out of a salvaged smoke-charred chimney at the bottom of the staircase. Black spool lamps and a metal sculpture of pears rest on the credenza. "The pears on a pedestal are



a little off balance," Linda says. "It lets visitors know that there are going to be some surprises in this home."

The service hall is a nice extension of the kitchen," says Linda.

A black chair creates a strong silhouette against the display case, and echoes dark accents in the dining area. Off this entry, a laundry room provides a quiet place for housework. The deep ceramic sink and stainless faucet make rinsing out bathing suits a pleasant task. • Sink: Franke. Faucet: Delta Faucet Company.



Guests enter a welcoming space warmed by a spectrum of wood tones. The front door's oil-rubbed bronze handle makes a stylish first impression, while the high-quality deadbolt offers security. This hardware also stands up to the harsh salt air. • Door hardware: Kwikset.



TWIN BEDROOM

The greenish-gray bedroom upstairs is a botanist's dream. "Its wall color has a wonderful relationship with the Spanish moss draped from the live oaks outside," says Linda. Natural linen sheers flow from the windows in a similarly wispy way.

Pineapples cap the headboards of both twin beds. Two upholstered club chairs with embroidered fern pillows nestle up to a dresser. "The scale of this room is cozier and more inviting, perfect for children," says Linda.



Stylized khaki vines appliquéd on pillows and sheets reiterate the natural theme, while palm trees and leaves accent the quilted bedcovers and bed skirts. Hemstitch detailing trims the elegant Italian linens. • Linens: Tommy Bahama Fine Island Linens.

Architect Joel Newman added details such as crisp trimwork and dormers to impart a cottage feel. "The

dormer creates great angles," Linda says. "This room had its own personality before I even put anything in."



GUEST BEDROOM

"There's a wonderful serenity in all the bedrooms, but especially this one," says Linda. Satiny linens with bamboo brocade and a simple, snowy quilt dress the queen-size whitewashed rattan and wood sleigh bed. Above it hangs a large distressed mirror, which reflects the opposing bank of three windows. "It casts light," she says, "and gives the room another view outside."

In an alcove, a tufted chaise longue and cashmere throw offer the perfect spot to peruse the morning newspaper. "This room is about relaxation," says Linda.



"There's nothing here to distract the eye." The only decorations are plucked from the garden and the sea. Coral and puffy sand dollars called sea biscuits fill trays. Dainty white shells trim the draperies.

Linda's subdued palette extends to the smallest

particular. A nubby beige rug has light-green threads woven into it that mimic the hue of the walls and ceiling. "I kept finding different ways to repeat color," she says. "Even the room's shiny brass lamp bases pick up on the pale gold in the chaise's pillows."



The guest bedroom's hardwood flooring and soft green hue continue in the adjoining bath. "Actually, the entire suite's wall color was predicated on one of the colors in the bath's vanity cabinet," says Linda. This distinctive custom piece, hand-painted in Italy, provides a unique place to prepare for the day. • Sink base: J. Tribble Antiques.



DEN

At the top of the stairs, where there could have been wasted space, the architect chose to build a cozy sitting area. Linda added a bedroom-size desk to use the spot as an impromptu office. "We carved out a small room that's functional, perfect for paperwork, day-dreaming, reading," she says. "It's a little escape loft."

The daring red wall color and such exotic elements as a faux tortoise-and-rattan lamp prove that business doesn't have to be boring,

even when it's dragging you away from the water. The East Indies-style desk with a distressed oak top supplies a stylish laptop surface.

Large, plush pillows rest along the window seat and on the tailored club chair. Rich brown and gold tones unite the varying fabrics. An embroidered coral design on one prominent pillow subtly references other coastal locales. Above, the shade features funky beaded fringe. These small details give the room warmth and depth.



In the den, relaxed seating extends the length of one wall. "A window seat is an old-fashioned concept," Linda says. "It conjures visions of children napping, of a more peaceful, slower time." In lieu of high-maintenance potted plants, the botanical reproductions—so popular in second homes—brighten the quiet retreat.

SPECIAL SECTION

DESIGNER TOUCHES

Linda selected fabrics and trims for the Palmetto Bluff home that reflect its woodsy, coastal setting. Dainty shells, encapsulated leaves,

and beaded fringe surround window treatments and pillows throughout the house. By keeping the palettes mostly neutral, the designer allows these accents to shine. Resources on page 102.



DESIGN TEAM

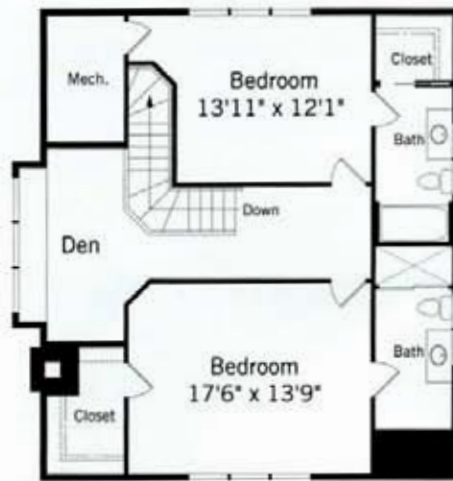
Palmetto Bluff development team Back row, left to right: Dave Howerton, CEO of Hart Howerton, planners and architects; Jim Mozley, senior vice president development; John Yelverton, general manager of development. Front row, left to right: Xan Smith, project manager; Tommy Baysden, vice president marketing; Bill Peacher, chief operating officer, general manager, and broker-in-charge

I.T. Turner Construction Company Standing, left to right: Brian Osborne, project manager; Richard Young, director of Palmetto Bluff operations; Tripp Turner, project manager/sales. Seated: Jim Turner, president

Architect Joel Newman

The Greenery, Inc. Shannon Lindsay, Berryman Edwards, and Alan Jackson

Interior designer Linda Woodrum and assistant Susan McKinlay Johnson



SECOND FLOOR
(1,044 Sq. Ft.)

FLOOR PLAN

Joel Newman designed this house with expansive sections as well as small, intimate spaces. "The principal places for daytime activity—the kitchen, dining area, and great room—have to flow into one another," says the architect. "You want them to have continuity." But the upstairs den and bedrooms offer "places to tuck in and have privacy," he says. This makes the layout perfect for families with children or rotating groups of visitors.



FIRST FLOOR
(1,718 Sq. Ft.)



The side porch offers a serene setting for meals. A pewter charger and napkin ring top a twig place mat; an olive-colored plate partners with green foliage in three miniature vases. • Tabletop accessories: Lands' End. Wine: Woodbridge Winery.



The side porch's wicker furnishings, arranged in two groupings, wear light charcoal cushions and gray-and-white striped pillows. "I love this whole palette; it's really soft and muted," says Linda. The designer aimed to kindle a sophisticated, understated mood. Silvery dried palmetto leaves sprout from a centerpiece. Gas lanterns flicker romantically at dusk. "It's my urban interpretation of a Southern porch," she says.

But because of the durable materials, adults will still feel comfortable with children romping around the room. The fabrics are rain resistant and pillow-fight proof. A retractable screen opens for a clear view, or closes to protect against insects. "This has the look of a bygone porch, but the ease of maintenance



OUTDOOR SPACES

"Each outdoor living area has a different character because of its location and amenities," says Joel. But all of the exterior spaces encourage homeowners to interact with the environment. "You might not go sit under a tree," says Joel, "but you would definitely sit out on the porch or patio and enjoy the view."

The exterior building materials combine historic beauty with modern convenience. "The composite decking truly captures the character of the wood it's replacing," says builder Richard Young of J.T. Turner Construction. And this engineered material will never warp, rot, or crack. • Decking: Tendura. Outdoor wicker furniture: Whitecraft.



In the backyard, a teak table and chairs with angled backs and contoured seats stand on a brick patio, perfect for family picnics. These substantial pieces will slowly weather to a lovely gray. A wide umbrella will shade guests on South Carolina's still-warm fall afternoons. When the weather cools, the porch's outdoor fireplace is ready.

• Teak outdoor furniture: Barlow Tyrie.

with modern products," says Linda. "People want the look, but not the worry."

LANDSCAPING

With a backdrop of awe-inspiring oaks, the landscape architects chose plantings that would fit seamlessly into the environment. "The scale of the plants is low because the trees are so large and magnificent," says Shannon



Lindsay of The Greenery, Inc. "We didn't want to compete with them."

Alan Jackson adds, "We also used low plantings in the front to show off the building's attractive foundation." The effect is both welcoming

and trim. Taller bushes grow behind the house for privacy, and many species appear all around the property. "We found plants that would grow in both shade and sun, to give consistency to the back and front yards," says Alan.



The landscapers selected varieties based on the area's high temperatures and specific soil quality. Azaleas and camellias flourish here. "You'll only see six or seven types of plants," says Alan. "In a small lot like this, if you use too many things it gets busy." But, he adds, "We included enough diversity so there'd be blooms and fragrances at alternating times of the year."

BUILDER NOTES

"The biggest challenges in our area are the building requirements," says Joel. Seaside homes must adhere to stringent hurricane codes. The design team used 2- by 6-inch exterior walls, impact-rated windows, and cellulose insulation to create an extremely solid home.

"In the event of a hurricane, I know this house wouldn't just blow away," says builder Richard Young of J.T. Turner Construction. The tie-down system's threaded rods start from the foundation, go through the walls, and attach to the roof. Richard's also sure the banks of glass won't shatter. "These windows go through a testing process where a cannon shoots 2-by-4s at them at 130 miles per hour," he says.

Other materials were chosen to emulate the Low-country aesthetic. "When you think of a beach house from the '30s and '40s, you think of exposed studs and boarding," says Joel. "This cottage is evocative of a much simpler style." Contemporary builders must use insulation, but the spare trimwork recalls that era. Both outside and in, the team used manufactured brick that has an older, hand-molded character. Smears of mortar add to the aged look.



HARRY TAYLOR

Porch ceilings, floors, and columns are made from composite materials that have the look of premium lumber but resist rot and insect damage. The porches' handsome columns (see page 73) reflect the cottage's Southern vernacular. "They're strong and attractive," says Richard. Outside, a misting system wards off pesky mosquitoes. Inside, an efficient central air conditioner and heat pump keep the temperature comfortable. • Windows and doors: Weather Shield. Roof: Metal Roofing Alliance. Heat and air: Lennox. Columns: HB&G Building Products. Trim and ceilings: AZEK Trimboards. Lamps: Charleston Gas Light.

And with time, the exterior copper flashing will verdigris beautifully.

Metal roofs crown a number of homes in the village. Manufactured in a spectrum of colors, they create an interesting streetscape. "It helps the town look like it evolved over time, since people might prefer different styles through the years," Joel says. And the roofs have the added benefit of being durable and practically maintenance-free.

"Building in the coastal environment takes extra work," admits Richard. "But the results are bulletproof."

SPECIAL THANKS

Coastal Living would like to extend our appreciation to Boral Brick, Farrow & Ball, West Fraser, Louis Sterling, McElroy Metal, NDI, Lynn Parrott, Phantom Screens, Samuel & Sons, Seasons South, and Vermilion. Your products and talents add a distinctive touch to our project.



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