

DATAW  
HISTORIC  
FOUNDATION



B.B. Sams Plantation  
Tabby Ruins c. 1786

# The Alcoa Years

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1982 – 2007



Some Early  
Studies  
Commissioned  
by Alcoa

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1982: Cultural Resources Investigations at Datha Island –  
Lesley Drucker

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1988: Dataw Island – Cultural Resources Survey – Larry  
Lepionka

History

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1993: The Historical Development of Dataw Island –  
Brockington Associates & Brooker Architectural Design  
Consultants

Conservation

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1983: Vegetation and Wildlife Resources of Datha Island –  
John Reid Clonts, Consulting Naturalist

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1984: Guidelines for tree care during construction – Jeffrey  
Bauman, S.C. Forestry Commission

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1984: Tree Inspections and Recommendations – The Tree  
Doctor, Kenneth Knox, Consulting Arborist

March 1983

Thursday, March 31, 1983 - Beaufort, South Carolina 29902

## Datha Island not to mirror Hilton Head

By RICHARD BROOKS

*Staff writer*

Datha Island, when fully developed, will be the antithesis of Hilton Head Island, according to a vice president of Alcoa South Carolina Inc.

William F. Cochrane, vice president of the Alcoa Properties Inc. subsidiary that intends to begin developing Datha Island this year, spoke to the Beaufort Rotary Club at the Dolphin Room on Wednesday afternoon.

"We expect to pick up some of the market consisting of those who are disgruntled with Hilton Head," Cochrane said. "Hilton Head is not what it used to be. We hope to offer a viable alternative."

Datha Island will be a residential community, not a resort, he

said.

"We don't intend to put any large commercial establishments on Datha Island. It's not our intention to gum-up the island," Cochrane said. "This is not going to be a resort. There won't be a motel or hotel or major golf tournament or national tennis tournaments."

The largest group of residents are expected to be retirees with their primary residence on Datha Island, he said. Because of that, there shouldn't be a huge upward fluctuation of population in the summer tourist months as there is on Hilton Head, he said.

In attracting the retiree market, Cochrane said, the cost of a home on Datha Island will be competitive with Hilton Head.

"There'll be a sign to attract their attention when they drive

across the Byrnes Bridge (J. Wilton Graves Bridge) to Hilton Head. For a given product we're going to be at least 20 percent lower than those guys," he said.

"We will try to appeal to the historically successful markets for this area of the Midwest and the Northeast," Cochrane said. "The Midwest, especially, has always been good. People don't realize that Beaufort is closer to Chicago than it is to Boston."

He said the development will also attempt to attract settlers from a nearby and relatively untapped market — the Sun Belt. The 1,500 dwelling units proposed for the Datha Island development will fit into three categories: single-family lots, patio houses and condominiums, Cochrane said.

"The predominance will be in the patio lot line. We feel that's

(See DATHA, Page 14)

November 1983

The State/Columbia, S.C., Sunday, November 20, 1983 7-G

## Alcoa South Carolina Inc. To Develop Datha Island

Earlier this month, First National Bank of South Carolina closed one of the largest loans in its history for an 870-acre residential development on Datha Island in Beaufort County.

The \$20.5 million loan was made to Alcoa South Carolina Inc. to develop the island, located off the northern tip of St. Helena Island, about seven miles east of Beaufort.

Alcoa South Carolina is a subsidiary of Alcoa Properties Inc. which is a subsidiary of Aluminum Company of America. Alcoa South Carolina was created in 1982 to purchase and develop Datha Island.

Sales on the island will be targeted

to pre-retirement residents. The complex will developed in four phases over eight years and include 1,457 residential sites, two 18-hole golf course, a club house, tennis courts, swimming pool and nature areas.

The first phase will provide access to the island off U.S. 21 by bridge and causeway and is scheduled for completion in early 1985.

In subsequent phases, single-family houses, cottages and cluster residences will be developed.

Other developments of Alcoa Properties include properties in Jupiter, Fla., Winston-Salem, N.C. and Mobile, Ala., Denver, Phoenix and Rochester, N.Y.

(Continued from Page 1) where the future is — smaller, but high quality," he said.

"We feel that's the name of the game for the next 10-15 years because energy will continue to be a problem," he said.

ALCOA Properties Inc., a subsidiary of the Aluminum Company of America (ALCOA), purchased Datha Island from local resident Larry Rowland and his brother, Dick, almost by accident, Cochrane said.

"A not very busy vice president in Pittsburg was

sitting with his feet propped up reading The Wall Street Journal when he saw a little ad about an island for sale in Beaufort County," Cochrane said. "So he cut it out and attached a note to have somebody check it out."

However, the development "is not some accident; we spent more than \$1 million before we even bought the island," he said. "It's our full intention to turn Datha Island into a residential community that northern Beaufort County can be proud of."



William F.  
Cochrane  
1928 - 1999



Causeway Under Construction - 1983



December 1983

Beginning of Dataw  
Dr. and Cotton Dike  
Course



February 1985

Dataw Island Club  
few weeks before opening





The Clubhouse Is the Crown Jewel in the Tiara of the Cotton Dike Golf Course on Dataw Island

Staff Photo by JOHN C. WILLIAMS

## Developers Open Resort On Dataw

By JOHN C. WILLIAMS

BEAUFORT, S.C. — Amid a swirl of palm trees and patches of pastel cardigans and plaid golf slacks, the developers of Dataw Island celebrated the grand opening of their \$20 million resort community Monday.

Close to 300 business people, local retirees and would-be golfers attended the noontime party and a golfing clinic held later at the private resort located about six miles east of Beaufort.

Golf was the unavoidable topic as conversations centered on Sunday's finish at The Masters golf tournament in Augusta, the coming Heritage golf tournament on Hilton Head Island and the layout of Dataw Island's 18-hole Cotton Dike course.

Driving onto the 876-acre island is much like a tour of a Hilton Head plantation, but with perhaps more marshland readily visible. Palmetto trees line the white-curbed roads and, though landscaped, the grass has that pampered look found only on golf courses and movie star lawns.

And speaking of golf courses... Tom Fazio, one of the premier golf course architects, designed the Cotton Dike course, laying out the links before the developers plotted out the residential lots, according to R. Banks Smith, a vice president and chairman of the board of ALCOA Properties, developers of Dataw Island.

The 8,668-yard, par-71 course features eight holes alongside marshland, including the scenic 18th hole, a par-five dogleg that skirts along a high bluff at the edge of Lankers Creek and ends in front of the clubhouse.

The 18th hole may well be South Carolina's Pebble Beach finishing hole, Fazio said.

The opportunity to design a course on the unblemished island, in addition to the natural terrain and the developer's willingness to locate housing lots around the course, enticed him to join the project, Fazio said at the buffet lunch-

ets Monday.

"From my standpoint as a designer, that's one of the things that got me excited. A major commitment has been made here to (maintain) a quality environment," he said.

A second 18-hole course is planned for the island, complementing the Cotton Dike course, the swimming pool and four Har-Tru tennis courts already built and open for play.

About 1,500 people are expected to live at Dataw once construction is completed sometime in the 1990s, said Bill Cochran, president of ALCOA South Carolina.

About 1,200 patio homes, townhouses and condominium units are planned, with about 50 percent of the island to remain an undeveloped park land.

The development of the island will add 1,200 new, permanent jobs to the Beaufort County work force and \$17.4 million in annual wages, according to a report by the Florida-based Goodkin Research Corp. Also, the project will generate \$1 million annually in county property taxes and an estimated \$1.9 million annually in retail consumption by the island's residents, the report states.

Dick Plovman, president of Jonathan's Landing in Jupiter, Fla. — an ALCOA Properties project which provided a model for Dataw Island — said he is "real pleased and excited about the development here and the terrific response we've gotten so far as sales."

Almost \$1 million worth of residential lots were sold during March — the first month of sales, ALCOA officials say, enough that they decided to open a sales office on Hilton Head Island.

Advertisements for the island community have appeared in major publications in the Northeast, primarily around major cities such as Philadelphia, Pittsburgh — headquarters for ALCOA, Baltimore and Cleveland, Smith said.

Retirees are the targeted audience for Dataw promotions, with golf and the natural scenery being the major attractions.



Staff Photo by JOHN C. WILLIAMS

Top: The Rear of the Clubhouse, Whose Second Floor Overlooks the 18th Hole of the Golf Course (Left). Below: Tom Fazio, Who Designed the Cotton Dike Course, Speaks at Monday's Grand Opening.



# April 1985: 'Developers Open Resort on Dataw'



# Activities of the 1980's

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1989

Morgan River #1-#9 open



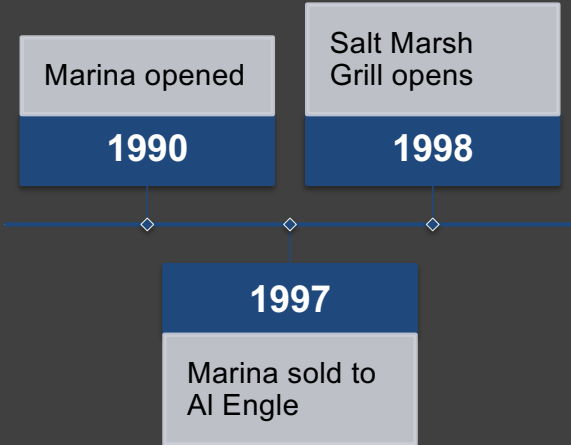
1990  
Marina opens

King Dataw

**KING DATAW**  
BEAUFORT, S.C.



# Marina News



## **Dataw marina approved, Page 8A**

THE BEAUFORT GAZETTE, Friday, September 20, 1985-7A

### **Dataw Island marina approved**

By FRAN SMITH  
*Special to The Gazette*

COLUMBIA — Alcoa of South Carolina should get its Dataw Island marina permit, the S.C. Coastal Council Permitting Committee decided Thursday.

"It is an excellent project in an ideal location," Billy Edge, Ph.D., Alcoa's consultant, said. "We've had a garden variety of ecologists at work on it."

Edge used a sketch of the Harbour Town Lighthouse in a diagram to illustrate the size of the Morgan River when compared to one gallon of sewage. He said, "I'm not saying the answer to pollution is dilution, but there is a large volume of water there."

The committee, taking up the decision only after Chairman Joab Dowling declared a conflict of interest and left, did not follow its staff's recommendation. It voted unanimously to approve the 75-boat slip project.

Learning only recently of the Department of Health and Environmental Control's approval — based on a 60-foot radius shellfish closure, instead of an earlier one four times as large — council Permit Administrator Steve Moore asked the committee to delay action for two reasons:

- The Environmental Protection Agency, the Food and Drug Admin-

istration and DHEC plan to meet next week in Atlanta to review the methodology being used to estimate how far pollutants will travel from a marina.

The agencies plan new studies in Moss Creek and expect, according to agency spokesmen, to learn something that may be applicable to Dataw.

- In addition, the U.S. Fish and Wildlife Service, National Marine Fisheries and the S.C. Wildlife and Marine Resources Department continue to object to the marina because of its impact on shellfish.

State Wildlife Department biologists surveyed the original, larger 20-acre closure, DHEC said, but have not surveyed the seven acres that would be closed as a result of DHEC's recent decision.

"Our marina regulations call for us to consider the shellfish resource. We don't at this point know what's in there," said Moore.

The permit calls for more than a dozen special conditions, including the following:

- No boats with discharging heads are to tie up there.
- A marina operator is to be on duty at all times.
- If the DHEC approval is revoked, the Coastal Council permit will automatically become invalid (The S.C. Sierra Club has appealed DHEC's decision).

Councilman Lynnwood Altman asked how all of the conditions will be enforced and heard that the Coastal Council is responsible for them but that it may require legis-

lation to set up an adequate enforcement system.

S.C. Wildlife Federation Executive Director Betty Spence urged the committee to protect the state's resource by denying the permit.

Laura Mcintosh of Bluffton urged them to ask pointed questions of DHEC about its shellfish program before making such an important decision.

A Johns Island resident, Pinckney Moorer, warned, "Ain't no way you can tell me stuff from these marinas doesn't go up in the oyster beds and marsh."

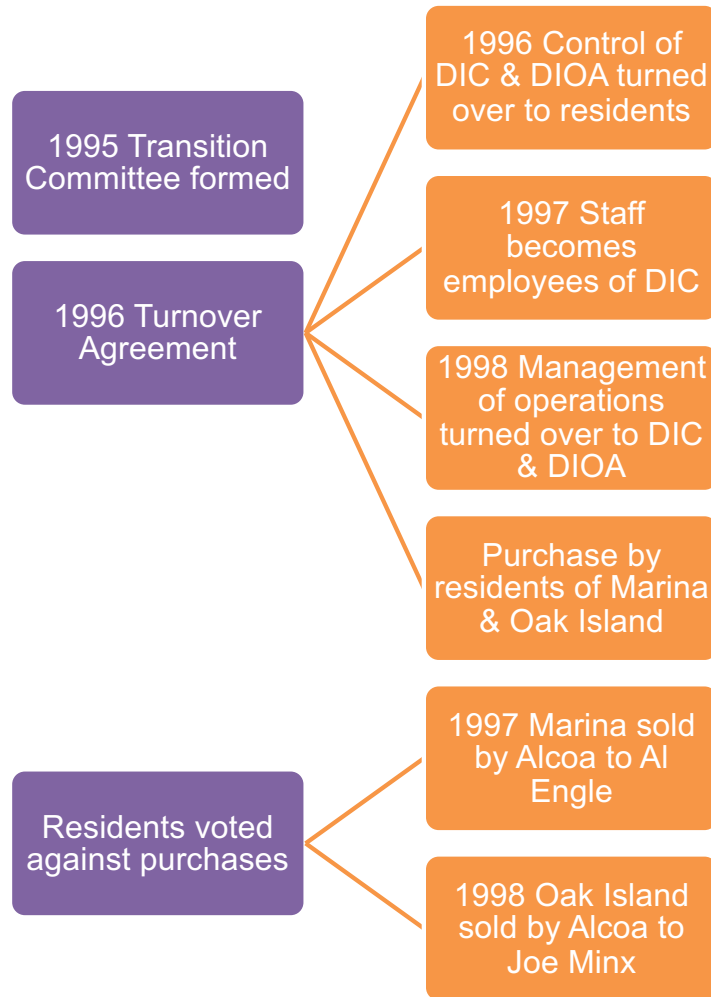
But the committee also heard from Joab Dowling Jr., Alcoa's attorney, who argued that the shellfish resource in the Morgan River is insignificant.

And Alcoa Vice President Phil LeRoy assured the committee that discharging boats would be kept away from Dataw Island and that the public needs a boat-fueling facility at that site.

Dataw is the third marina the coastal council has permitted in open shellfishing waters since it lifted its moratorium on such projects more than a year ago.

The other two are Moss Creek and Summers Key (Beck Island).

# Alcoa Begins Transition Planning



Other events  
of 1990's

Ruins Committee formed

1995

1999

'Datawnet' begun for boards to  
communicate with residents



One Island Concept

Joined purchase of property  
- with –  
DIC membership (as of May 2001)



# The Masterplan

- 2000 Masterplan developed for Community Center & Clubhouse renovation
- 2000 Alcoa stops marketing efforts
- 2001-2002 Club House renovated
- 2003 Community Center opens
- 2003 Golf course renovations approved

Community  
Center



## More in the 2000's

2005 Greenspace concept established

2006 Tennis Pro Shop opens

2006 – 2008 Bumpy transition from Alcoa to DIOA

2006 – 2008 Island Residential Construction: Steve Walker purchases all remaining Alcoa lots

2006 Marina sold to Creekstone Properties

2006 Residents vote NOT to purchase Oak Island (round 2)  
Bought by Gary Juster of Tarrytown, NY

2007 After legal action, DIOA & DIC granted all rights to Dataw Island logo & unrestricted rights to market Dataw Island  
ERA Evergreen selected as Preferred Realtor

2008 Construction Offices & Admin Buildings deeded to DIOA

# Post Script





*That's all Folks!*