

THE ISLAND PACKET

Sara Johnson Borton, *Publisher*

Fitz McAden, *Executive Editor*

David Lauderdale, *Editorial Page Editor*

Janet Smith, *Managing Editor*

1 Pope Avenue, Executive Park • P.O. Box 5727 • Hilton Head, SC 29938
(843) 785-4293 • Business Fax: 686-3407 • Editorial Fax: 842-8314

A bridge named Fraser more than meets the eye

Charles E. Fraser deserves the honor he received Friday from the state Department of Transportation Commission.

Commissioner John Hardee made the case for naming the new Cross Island Parkway bridge over Broad Creek for Fraser, an early Hilton Head Island developer. The commission, to its credit, accepted what Hardee admitted was "an easy sell."

Reasons cited for such an honor have been repeated through the years.

Fraser and his brother, Joe, are said to be the first to have suggested a cross-island route that would bridge Broad Creek 40 years ago.

Fraser's development — which started with Sea Pines — is credited with kick-starting the economy and creating thousands of jobs in what was an isolated, rural outpost.

Fraser is credited with doing his development on a grand and imaginative scale that has contributed to an enviable demographic in an active community.

Those are good reasons to name something public, something significant, something lasting for the man sometimes likened to an absent-minded professor in a laboratory bubbling with ideas.

But it is that last part — the part about Fraser's attention to the spirit of mankind — that has not been tied to this bridge.

Yes, he knew a bridge would be needed on an island that had just one major thoroughfare. But as it turns out, the bridge — though quite utilitarian — has another quality. It is almost park-like.

The bridge, like nothing else in town, gives people a chance to "get out on the water" every day. At 65-feet high, it's almost like climbing into a small plane. It offers quite a view. And it gives many residents and commuters their only consistent opportunity to see the water, with the constant ebb and flow of its tides, its seasons, its weather, its people, its boats, its wildlife.

It's something new every day out on the water, but there is a constant. The bridge always offers a quick glimpse at what makes our town distinctive.

Are there scullers on the water, egrets in the marsh? Is it clear enough to see the Talmadge Bridge to Savannah? Is it too windy to fish, too still to sail? What's in bloom? What's being built? Think it's going to rain?

The bridge does more than get hunks of steel from here to there more efficiently, just as Fraser wanted to do more than sell real estate. The bridge rewards a keen eye. It strokes the imagination. Without that Fraser-like flair, it might as well be a tunnel.

Cross Island may soon bear Fraser's name

ISLAND PACKET Apr. 27, 1999

BY VICKI NEEDHAM
Packet staff writer

The Cross Island Parkway bridge may soon bear the name of pioneer Hilton Head Island developer Charles Fraser, who first proposed linking the island's north and south ends more than 40 years ago.

The state Department of Transportation Commission is to vote Friday on a resolution to name the bridge over Broad Creek after Fraser.

"The growth on Hilton Head, in my opinion, can be attributed to Charles Fraser," said commissioner John Hardee, who proposed the resolution. "This is a great way to honor him."

If the commission approves the idea,



FRASER

the only thing left to do will be to put up the signs at the 65-foot-high span, Hardee said.

On Monday, Fraser said of the pending honor: "I'm very appreciative to the Town Council of Hilton

Head because they initiated it."

Mayor Tom Peeples announced the idea at the dedication of the cross-island route in January 1998. But legislation proposed two years ago in the

(See **FRASER**, Page 11-A)

Fraser

(Continued from Page 1-A)

state House of Representatives set up a roadblock.

The two bills would have prohibited naming any state-funded bridge, road, building or body of water after a living person or anyone who has been dead for less than a year. Neither bill passed.

"He envisioned the road being built and that in itself is enough of a reason to name it after him," Peeples said Monday. "Charles deserves recognition by the community and state. If it weren't for him most of us wouldn't be living here."

In November 1957, Fraser and his brother, Joe, first proposed building a \$1.9 million two-lane road and bridge that would cross Broad Creek and serve as an alternative route to William Hilton Parkway.

After years of repeated delays, Fraser saw his vision become reality when the \$81-million Cross Island Parkway opened.

CREATOR OF THE ISLAND'S 'LOOK'

ISLAND PACKET 14 Dec. 1994

CHARLES E. FRASER

FRASER, 68, HAS BEEN ONE OF THE MOST PROMINENT ARCHITECTS ON THE ISLAND SINCE HE ARRIVED IN 1964. HE HAS BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST NOTABLE BUILDINGS ON THE ISLAND, INCLUDING THE HILTON HEAD MARINA, THE HILTON HEAD HOTEL, AND THE HILTON HEAD PLAYERS CLUB. HE HAS ALSO BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST BEAUTIFUL HOMES ON THE ISLAND.

FRASER'S ARCHITECTURE IS CHARACTERIZED BY ITS BLENDING OF NATURE AND ARCHITECTURE. HE HAS BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST BEAUTIFUL HOMES ON THE ISLAND, INCLUDING THE HILTON HEAD MARINA, THE HILTON HEAD HOTEL, AND THE HILTON HEAD PLAYERS CLUB. HE HAS ALSO BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST BEAUTIFUL HOMES ON THE ISLAND.

FRASER'S ARCHITECTURE IS CHARACTERIZED BY ITS BLENDING OF NATURE AND ARCHITECTURE. HE HAS BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST BEAUTIFUL HOMES ON THE ISLAND, INCLUDING THE HILTON HEAD MARINA, THE HILTON HEAD HOTEL, AND THE HILTON HEAD PLAYERS CLUB. HE HAS ALSO BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST BEAUTIFUL HOMES ON THE ISLAND.

FRASER'S ARCHITECTURE IS CHARACTERIZED BY ITS BLENDING OF NATURE AND ARCHITECTURE. HE HAS BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST BEAUTIFUL HOMES ON THE ISLAND, INCLUDING THE HILTON HEAD MARINA, THE HILTON HEAD HOTEL, AND THE HILTON HEAD PLAYERS CLUB. HE HAS ALSO BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST BEAUTIFUL HOMES ON THE ISLAND.

FRASER'S ARCHITECTURE IS CHARACTERIZED BY ITS BLENDING OF NATURE AND ARCHITECTURE. HE HAS BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST BEAUTIFUL HOMES ON THE ISLAND, INCLUDING THE HILTON HEAD MARINA, THE HILTON HEAD HOTEL, AND THE HILTON HEAD PLAYERS CLUB. HE HAS ALSO BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST BEAUTIFUL HOMES ON THE ISLAND.

FRASER'S ARCHITECTURE IS CHARACTERIZED BY ITS BLENDING OF NATURE AND ARCHITECTURE. HE HAS BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST BEAUTIFUL HOMES ON THE ISLAND, INCLUDING THE HILTON HEAD MARINA, THE HILTON HEAD HOTEL, AND THE HILTON HEAD PLAYERS CLUB. HE HAS ALSO BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST BEAUTIFUL HOMES ON THE ISLAND.

FRASER'S ARCHITECTURE IS CHARACTERIZED BY ITS BLENDING OF NATURE AND ARCHITECTURE. HE HAS BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST BEAUTIFUL HOMES ON THE ISLAND, INCLUDING THE HILTON HEAD MARINA, THE HILTON HEAD HOTEL, AND THE HILTON HEAD PLAYERS CLUB. HE HAS ALSO BEEN RESPONSIBLE FOR THE DESIGN OF MANY OF THE MOST BEAUTIFUL HOMES ON THE ISLAND.



Brian LaPeter/The Island Packet

A bust honoring Charles Fraser, above, is now in place at Harbour Town Marina. The project was organized by John Gettys Smith to honor Fraser for creating the 'Hilton Head look' which emphasizes nature-blending architecture. The bust was designed by local artists Ralph Ballantine and Wayne Edwards.

Bridge dedication honors Lowcountry developer

BY KATHY STEVENS
Packet staff writer

July 27 1999

With a yank of a plastic bag, pioneer developer Charles Fraser on Monday unveiled a permanent tribute to his ability to provide a vision for modern-day Hilton Head Island — the Cross Island Parkway's Charles E. Fraser Bridge.

"I'm honored," Fraser said of state and town officials' efforts to name the 65-foot-high bridge over Broad Creek after him. "It was a gracious act."

"It's a tribute to you now and will forever be in your honor," Hilton Head Mayor Tom Peebles said to Fraser at Monday's ceremony.

Fraser and his brother, Joe, are credited with first

\$1.9 million two-lane road that would provide an alternate and shorter route to the island's south end by building a bridge across Broad Creek.

But four contentious decades passed before the \$81 million Cross Island Parkway opened in January 1998.

Peebles proposed naming the bridge after Fraser, often called the

father of modern Hilton Head, at the toll road's dedication. Fraser's development ideas reshaped the Lowcountry economy and created thou-

sands of jobs in what was an isolated, rural outpost.

But a bill pending in the state legislature put Peebles' idea in jeop-

'I'm honored.'

Charles Fraser

ISLAND PACKET



Jay Karr/The Island Packet

Charles Fraser and wife, Mary, celebrate after Fraser unveils the sign naming the Cross Island Parkway bridge over Broad Creek after him during a dedication ceremony Monday morning.

April moved to name the bridge after Fraser.

Commissioner John Hardee, who represents the Lowcountry, said Monday. "(Fraser) had the

Simmons' "Alligator" when he first visited Hilton Head Island.

Once here, Fraser said, the largely untouched island was best explored by horseback, jeep or tractor

Charles Fraser dares to dream, then make them come true

HILTON HEAD NEWS 14 Apr. 1993

Just over a year ago, we wrote a column about Charles Fraser. In it we said some things we thought should be said about the man who invented Sea Pines and who, at one time, seemed destined to plant the Compass Rose around the world.

At the time we had not begun to discuss the components of Island Character, but as Heritage time draws near once again, it might behoove many of us to take a fresh look at the man whose efforts at marketing are responsible for most of us being here.

If ever anyone deserved the title of "Island Character," Charles would have to stand in the forefront.

As a young man he dared to dream dreams. He not only dreamed dreams, but he brought many of them to fruition. Among those dreams was the building of Harbour Town, the creation of the Heritage Classic, and the molding of it into one of the world's premiere sporting events.

When his father, the late Gen. J.B. Fraser, Sr., joined forces with fellow Hinesville, Ga., timberman Fred C. Hack, Sr., to form the original Hilton Head Company, no one envisioned what

has since come to pass. In the late 1940s, very few people had seen Hilton Head Island — and those who had certainly did not view it as one of the more famous resort and retirement spots in the world.

The very idea that this solitary spot, connected to the mainland only by an occasional ferry or bateau, would one day boast a four-lane highway filled to overflowing with automobiles, was as ludicrous as a tunnel connecting England and France.

Charles was not a player in the original company, although he visited his father's project on many occasions. He was attending classes at the University of Georgia at the time, and soon after graduation, he enrolled in law school at Yale.

He used his summers and other breaks wisely, however, and made it his business to visit virtually every seaside community on the Atlantic coast, picking out the good, and delving into why the bad had turned bad.

And at Yale, he also made it his business to study in particular the history of various land agreements, compacts and covenants. He looked up anyone he could



BUILDING SANDCASTLES

By Jim Littlejohn

find who had done preliminary work in creating upscale housing developments, and began writing down ideas for the future.

Back on Hilton Head, the original Hilton Head Company had grown, changed course, and the original partners had separated their interests. Hack, his father-in-law C.C. Stebbins, and Olin T. McIntosh, Sr., of Savannah stayed with the Hilton Head Company, while the senior Fraser had taken a large portion of the south end of Hilton Head as his share.

When Charles graduated from law

school, full of ideas and ambition to make them work, he prevailed upon his father to let him take over the management of the land. By 1957 he was ready. He called his new development Sea Pines Plantation.

It was not a bed of roses at first. A bridge had been completed in 1956, but the Island was still isolated by distance and by the fact that no one knew it existed.

Whatever it took, over the next dozen years, Charles Fraser did. He cajoled bankers. He took alligators strolling on a leash. He reshaped the land, turning marsh and swamps into lagoons, and introduced the game of golf to his few early residents.

As his ideas began to bear fruit instead of loan payments, Charles dreamed even bigger dreams. He envisioned a European-style waterfront community built around a harbor. He got Pete Dye interested in creating a new kind of American golf course. He began eyeing other properties up and down the east coast.

In 1969, the Sea Pines Company was beginning to gain a reputation in many locations away from Hilton Head — and

then came the miracle of the first Heritage and Arnold Palmer's headline bonanza when he won the inaugural tournament.

New projects began to spawn like mackerel. Amelia. Los Palmas. Brandermill. Big Canoe. Kiawah. Charles went to Harvard one spring and hired more of that institution's MBAs in a single year than any firm in the U.S. The sheer size of what some called "the Compass Rose University" rivaled anything in modern developmental history.

Unfortunately, somewhat like an early Allied attempt to invade Germany, Charles went a bridge too far. The Johnson/Nixon recession/inflation caught a number of people badly, including Charles and his myriad projects. Mounting debt service, gas shortages and the nation's growing dependency on credit card living brought an end to the dream.

Charles did not give up dreaming, of course. He still does more than his share in that department. He no longer claps his hands to make a golf course rise out of the morass.

He remains, however, a strong, vital person whose claim on the title of Island Character is undeniable.

OBITUARIES

Charles Bexley Fraser

Charles Bexley Fraser, age 57, passed away suddenly on March 27. Born in Savannah, Georgia, he moved from Hinesville, Georgia to Hilton Head Island with his family in 1965. He was the beloved husband of Linda Steadman Fraser, and devoted father of Elliott Fraser and Carson Fraser. Charlie was the son of Joseph B. Fraser, Jr. and Carolyn "Becky" Fraser. He is also survived by Alexandra Rhymes Corby, fiancée of Elliott Fraser, by brothers Joseph B. Fraser

III (Alice), J. Simon Fraser (Marilyn), J. West Fraser (Helena), sister Carolyn B. Fraser, numerous nephews, nieces and grandnieces. Charlie grew up living in Sea Pines Plantation on Hilton Head Island and graduated from Hilton Head Prep, previously Sea Pines Academy. He attended Eckerd College, where he was on the sailing team, and graduated from the University of South Carolina. Charlie was a real estate agent with Re/Max Island Realty. Charlie was an avid fisherman and boater and enjoyed all things outdoors.

In lieu of flowers, the family suggests those who wish may make contributions to the YANA Club, PO Box 7691, Hilton Head Island, SC 29938 or The Joseph Bacon and Carolyn Fraser Memorial Fund for Sustainable Seafood Practices in the Port Royal Estuary at the Community Foundation of the Lowcountry, 4 Northridge Dr Suite A, Hilton Head Island, SC 29926. A memorial service will be held on Wednesday, March 30, 2016 at 2:00pm at Providence Pres-

byterian Church.

The Island Funeral Home and Crematory.
theislandfuneralhome.com

The day we felt the low-key compassion of Charles Fraser

BY CARL GEBHARDT
SPECIAL TO THE PACKET

Speaking the other day of Charles Fraser's generosity, his good friend Linda Lader said, "He asked for no thanks, and frankly he got very little."

Undoubtedly that is true, and for some of his acts of generosity there are no words sufficient to express appreciation. But beyond generosity there lay a wealth of compassion, which is his characteristic that has come to my mind over the past

He asked for no thanks or even recognition, but he surely knew the value and importance of his kindness.

37 years whenever Charles was the subject of my thoughts.

In the early 1960s, our island's population was small and closely knit with few of the amenities we take for granted today, such as supermarkets, good schools, med-

ical specialists and a hospital. They were destined to arrive, of course, but only when the permanent population grew to create the need. In those days of still-lingering segregation, children were bused to school in Bluffton an hour or more away, a pediatrician was another hour away in Beaufort or Savannah, and a hospital was not even a gleam in one's eye in 1966.

It was our tragic misfortune that January to have our 7-year-old daughter, Leslie, developed a mild cold that quickly galloped into

pneumonia and death overnight in our race to Beaufort.

In our grief and despair beyond belief, Charles Fraser came to offer not only sympathy and support but generous, compassionate assistance that only he could provide.

Knowing that young couples such as we in our salad days had probably given no thought to such things as cemetery plots, he asked if we would like to have our daughter buried nearby and said he would provide the place.

Six Oaks Cemetery began with

our choice of a spot near a spreading live oak tree, but with no other suggestion that this would become the tranquil, beautiful setting we know today. Charles then contacted the well-known landscape architect Robert Marvin to say he needed to have a cemetery ready within a day.

The funeral procession wended its way from St. Luke's Episcopal Church through the Ocean Gate (the main and only gate to Sea Pines at the time) and across the sand roads that later would be Greenwood and Plantation drives,

to the path that led into Six Oaks.

The lonely area of hardly a day before had been transformed into a magnificent garden of azaleas and camellias, many in vibrant bloom.

How does one adequately express gratitude for such generosity and compassion to help relieve our sad burden too heavy to describe? As Linda Lader so rightly noted, he asked for no thanks or even recognition, but he surely knew the value and importance of his kindness.

Carl Gebhardt lives on Hilton Head Island.

Investigation of accident continues

Memorial for Charles Fraser set for Saturday in Sea Pines

BY NOAH HAGLUND
THE ISLAND PACKET

Investigators still do not know the cause of an explosion that led to the death of Hilton Head Island pioneer Charles E. Fraser in a boating accident Sunday afternoon.

Fraser, 73, drowned in the waters off the Turks and Caicos islands in the Caribbean after an explosion on board a 29-foot powerboat not far from the north shore of Providenciales, the capital of the islands, said Hubert Hughes, a local police spokesman. Fraser was reportedly on the chartered boat as part of a sightseeing tour.

"We have an idea of what might have happened," Hughes said. "He was in the stern of the boat ... I believe he was knocked unconscious and fell into the water."

An autopsy, performed by the coroner on Providenciales on Monday afternoon, indicated that Fraser had drowned, Hughes said.

The boat was being chartered from J & B Tours and piloted by Capt. Corwing Dean, Hughes said. A spokeswoman from J & B Tours declined to provide details Tuesday.

Hughes said that in addition to Fraser and the boat captain, four others were on board at the time of the accident: Fraser's wife, Mary; one of their daughters, Laura Lawton Fraser; 3-year old grandson Samuel; and a family



FRASER

friend, Ricky Samuel.

Mary Fraser suffered a bruised back, but is now at her Brevard, N.C., home, said Tom Gardo, the Fraser family's

spokesman. No one else on the boat was hurt, Gardo said.

A public memorial will be held at 1 p.m. Saturday in Sea Pines, although a location has not been chosen, Gardo said. More specifics will be released this week, he said.

He said Mary Fraser's injuries would not prevent her from attending the services Saturday. Holland Clark, the former rector of St. Luke's Episcopal Church, will officiate.

The Sea Pines resort, which Fraser founded in 1956, lies at the heart of his legacy.

"He was one of the first people in the country to envision aesthetically pleasing and environmentally conscientious developments," said Linda Lader, a friend of 23 years who along with her husband, Phil, started the Renaissance Weekend at Sea Pines in 1981.

She also spoke of Fraser's generosity: "He gave sites for most of the early churches and other communities organizations on the

Please see **FRASER**, Page 11-A

Turks and Caicos islands



Chris Nye/The Island Packet

The Island Packet, Wednesday, December 18, 2002 **11-A**

Fraser

Continued from Page 1-A

island. He asked for no thanks, and frankly he got very little."

Harbour Town in particular embodied Fraser's vision, said David Warren, marketing director for the Sea Pines Co.

"It is the symbol, with the lighthouse, of what Sea Pines is all about," he said. "It is the physical incarnation of what Charles' dream was."

For any public memorial service, Warren said space would be a major consideration.

"I wouldn't be surprised to see 1,500 people," he said. "There's no church on this island that can hold that many people."

With the Fraser family's consent, Warren said the Sea Pines Co. may hold an additional memorial, possibly in mid- to late January.

"I certainly imagine that the Sea

Hilton Head Island Town Manager Steve Riley said the town will lower the town, state and U.S. flags today through Friday.

Pines Company will hold some sort of event, but it's hard to say what would be appropriate at this time," he said.

Today through Friday, Hilton Head Island will lower the town, state and U.S. flags at Town Hall, Sea Pines Circle, all town parks, and all town fire and rescue stations, Town Manager Steve Riley said Tuesday.

Condolences may be sent to the Fraser family home at 735 Still Branch Road, Brevard, NC 28712.

Contact Noah Haglund at 706-8138 or nhaglund@islandpacket.com.

Buses

FRASER

Continued from 1A

Fraser, however, simply wanted to spend a few weeks on the island before heading off to Yale Law School.

Instead, he became enamored with the stately live oaks, broad pearl-gray beaches and lush marshlands.

Fraser convinced his father, Joseph Fraser, that Hilton Head needed to be preserved and developed, not logged. So they purchased the southern third of Hilton Head from other members of the logging syndicate and formed the Sea Pines Co. in 1956.

Fraser then set about crafting what would become a model for other resorts and residential developments.

Fraser, who also brought the PGA Tour to the island when he founded the Heritage, will be inducted into the National Association of Home Builders hall of fame during a ceremony May 10 in the atrium of the National Housing Center in Washington, D.C.

The hall of fame was established in 1976, and its nearly 200 honorees include builders, developers, architects, financiers, land planners and government administrators.

Fraser, who died in a boating accident in 2002, received national acclaim for Sea Pines. It was one of the first projects to combine golf and real estate development in a planned community, to use covenants and deed restrictions to protect the environment and to promote inter-generational recreation. His covenants called for homes to blend into their surroundings, bicycle trails and walking paths to be constructed, and land to be set aside for parks and nature preserves.

A 1980 article in Signature magazine noted, "Charles Fraser helped change the vacation, retirement and living habits of a nation." Fortune magazine called Sea Pines "a rare holdout against tasteless commercialism."

The resort also was the first recipient in the world of the American Institute of Architects' Citation of Excellence.

Although not a golfer, Fraser sought to promote Hilton Head through the sport and invited Jack Nicklaus to help Pete Dye design Harbour Town Golf Links, which has hosted the tour's Heritage golf tournament for more than 40 years.

Fraser to be inducted into Hall of Fame



Photo by the Fraser family

Charles Fraser, right, with Harbour Town Golf Links designers Pete Dye, left, and Jack Nicklaus in 1969.

Special to The Packet

When Charles Fraser climbed aboard a logging tractor during the summer of 1950, his only plan was to explore an isolated barrier island.

A recent graduate of the University of Georgia, Fraser had a summer job as a logging inspector for his father's company, which had bought most of Hilton Head Island to harvest timber.

Please see FRASER on 11A

ISLAND PACKET 9-19-11

The Fraser collection

Developer's library rich with rare books on planning, island history

BY TOM SZAROLETA
Packet staff writer

In a small office off New Orleans Road, Charles Fraser has one of the finest libraries in the world.

But don't go there for the latest Stephen King thriller or John Grisham novel. Fraser's library is filled with thousands of volumes on city planning, religion and the history of Hilton Head Island.

It includes more than 4,000 books, ranging from little-known architectural textbooks to 400-year-old accounts of Santa Elena, an early Spanish settle-

ment on Parris Island.

"My library consists principally of architectural and community planning and town building, from the time of the Romans and the Greeks to the present time," said Fraser, a planner who founded the Sea Pines development in the 1950s.

He has been collecting rare volumes for more than 40 years, snapping up textbooks and scholarly books as soon as they become available. Fraser said he doesn't necessarily agree with a lot of what is written in the books but feels it is important for someone to col-

lect them for posterity.

"I've made the practice over the last 40 years that as soon as I see a review of any book worth having, I'll order it and add it to my library," Fraser said Friday.

'Precious stuff'

Fraser's library contains hundreds of books that can't be found elsewhere, he said. Several hundred books on city planning are on loan to the Walt Disney Co., which is using them to design Celebration, Fla., a planned community being developed

near Disney World outside Orlando.

Fraser is also using many of the volumes himself as sources for a book he is writing, "New American Towns." The book, which offers guidelines for planning "new towns," or communities that minimize the need for automobiles, is now in manuscript form.

The library also includes the first 15 years of *The Island Packet*, documenting the early development of Sea Pines, and master plans, photos and maps from the early years of Hilton Head.

(See **FRASER**, Page 14-A)



Brian LaPeter/The Island Packet

Charles Fraser has a library collection that includes thousands of volumes on city planning and Hilton Head history.

(Continued from Page 1-A)

He has several books and drawings that date back to the late 1500s. One contains King Phillip II of Spain's 1573 guidelines for developing new towns in America. Another, dating from 1591, is an account of Spanish settlers on what is now Parris Island. He also owns a copperplate that was used to print some of the earliest maps of the South Carolina coast in 1861.

"It's not old stuff, it's precious stuff," Fraser said.

Fraser said some of the planning suggestions from the old books aren't very practical. For example, one recommends against development along the coast because of the threat of pirates. Other suggestions still make perfect sense though.

"Many of them are still valid today," Fraser said. "Good planning doesn't change with every century. You always need good air, you need good sewerage, you need good water."

Fraser plans to have many of the documents computerized and put on CD-ROM disks that would be available to researchers. That project should take about three years, he said.

Many of the items dealing with the development of Sea Pines will be donated to a new museum being developed by Community Services Associates in Sea Pines.

The remainder of the collection will eventually be housed in a private library planned for a site in the North Carolina mountains, where Fraser is planning to build a home. Researchers will be able to visit the facility by invitation, he said.

"I hope that, within three years, we will have a family building whose sole purpose is to provide a fireproof location for the family collection," he said. "Anyone who has a legitimate interest in design, we'll work with them."

LOCAL

Charles E. Fraser, 1929-2002

By Tom Gardo

Special to the Carolina Morning News

Charles E. Fraser, 73, whose vision and resort community pioneering directly changed the nature of coastal development along the Southeast coast and indirectly around the world, died Sunday in a boating accident in the Turks and Caicos Islands in the Caribbean.

Fraser is best known for his pioneering work on Hilton Head Island, where in 1956 he started to turn a remote, mosquito-plagued barrier island into a virtual model for the next generation of resorts and "resort communities" (resorts with both full-time and vacationing residents).

He championed the idea that intelligent environmental management and profitable recreational and residential development could co-exist and he set out to prove the idea in Hilton Head's Sea Pines community. He went on to export the idea to Amelia Island, Fla.; Kiawah Island; Palmas del Mar in Puerto Rico and in other Sea Pines communities in the Southeast.

Fraser popularized protective covenants as a way to preserve value for homeowners in his communities, and also was the primary originator of the golf course fairway lot — an innovation which opened up a new world to the enhancement of otherwise non-view oriented real estate. He also upended historic economic precepts of waterfront development by refusing to "maximize" waterfront property.

He accomplished this by

designing roadways away from the coastline so there would not be a waterfront and non-waterfront side to the roads, a demarcation that determined land values. Instead, from the more inland access roads, he routed T-shaped streets to the waterfront and then left green space between the T's, providing pathway access for the more inland lots, thereby providing waterfront views for homeowners several rows back.

The result was an enormous increase in valuation and a radical change to community design concepts. Community developers from throughout the world flocked to Fraser's projects to study his concepts.

Fraser has been inundated with awards over the years, including premier awards from the American Institute of Architects and the Urban Land Institute. He was the first recipient of the American Institute of Architects Certificate of Excellence in Private Community Planning (1968) and the first recipient of the Urban Land Institute's Citation for Excellence in Large Scale Recreational Community Development (1985). In 1990 Fraser was named by Southern Living Magazine's 25th anniversary issue as one of the 25 Southerners "who have made a difference in the quality of the South" over the previous 25 years.

Since his Sea Pines years, 1956-1983, he has been intimately involved in the design of communities and other projects from Disney's Celebration in Florida and an island communi-

ty in Belize to the Molokai Ranch in Hawaii. Currently he was working on consulting projects on both the West Coast in California's Silicon Valley and East Coast at Palmetto Bluff in South Carolina as well as a major timberlands project that covered several geographic regions. His mind never ceased to create, dream and unapologetically challenge others.

Perhaps Fraser's greatest legacies are the real-estate professionals spread across the country who continue to use Fraser's pioneering ideas as they shape the landscape. Many of these professionals received their start during the heady days of the 1960s and '70s, when Fraser brought them to South Carolina to help mold the southern quarter of Hilton Head into Sea Pines. Those training years have been referred to by one Fraser protege as "the Camelot years." They were filled with energy, creativity and excitement and the group has literally now gone around the world enacting Fraser's vision: a resort built without destroying the natural landscape, a golf course used as a real estate marketing tool and binding contracts and covenants to maintain what attracted people to their special places in the first place.

Today, Fraser's original \$5,000 lots on Hilton Head Island fetch several million dollars. His Har-



Fraser

bour Town Golf Links, designed by Pete Dye and Jack Nicklaus, has become one of the world's premier courses, hosting the annual PGA Tour event, The Heritage, which he convinced the professional men's tour to begin hosting the first year his course was opened in 1969.

Fraser's Harbour Town marina village in Sea Pines is another much-studied creation. A blend of old Charleston, Mediterranean and Caribbean villages, it was designed to be a showcase in the late 1960s and today with its distinct candy-striped lighthouse, has not only become the focal point for Hilton Head Island, but one of the most recognized landmarks in the United States.

Fraser was born June 13, 1929, son of Lt. Gen. and Mrs. J.B. Fraser of Hinesville in Liberty County, Ga. He attended Presbyterian College, graduated from the University of Georgia (1950), and received a juris doctor degree from Yale Law School (1953). He married Mary Wyman Stone in 1963 and they have two daughters, Mary Wyman Davis of Atlanta and Laura Lawton of Brevard, N.C., a son in law, Paul B. Davis III, and six grandchildren. He is also survived by an older brother, Joseph B. Fraser of Hilton Head Island.

Fraser is former chairman of the Board of Trustees for the National Recreation and Park Association, former trustee for the Southern Center of International Studies, former member of President Johnson's Citizen Advisory Committee on Out-

door Recreation and Natural Beauty and former member of President Nixon's Citizens Advisory Committee on Environmental Quality.

In 1980 he served as United States commissioner general for the 1982 World's Fair — The International Energy Exposition held in Knoxville, Tenn. He was a member of Providence Presbyterian Church of Hilton Head Island and for many years was a member New York City's Metropolitan Club. He was a generous contributor to his community, donating land for many of its churches as well as for dedicated open space.

A memorial service, open to the public, will be held for Fraser at 1 p.m. on Saturday at Harbour Town, with the Rev. Holland Clark officiating. A family burial will be held earlier.

The Island Funeral Home and Crematory is in charge of arrangements. Those wishing to send flowers may send them to: The Fraser Family at 21 South Beach Lagoon Road, Hilton Head Island, S.C., 29928. In lieu of flowers the family suggests that memorial contributions be made to a fund that has been set up for a professor's chair at Clemson University to endow a professorship of land planning. Contributions should be sent to Clemson Advancement Foundation, c/o Charles Fraser Professorship Chair, 150 Lee Hall, Clemson University, Clemson, S.C., 29634. Memorial contributions may also be sent to: The Charles Fraser Library Foundation, P.O. Box 3249, Hilton Head Island, S.C., 29938.

Charles E. Fraser, visionary

Charles Elbert Fraser didn't just leave his mark on Hilton Head Island or the other communities he helped create. He left his mark on the profession of residential development with positive innovations that will live on long past his death at age 73 Sunday in a boating accident in the Caribbean.

The New Yorker magazine, in its March 27, 1971, edition, recalled Mr. Fraser's eventful first trip, more than half a century ago, to the island he would one day remake:

"When Fraser first saw Hilton Head Island, rimmed with beaches and the ocean, it was a wilderness of palmettos, live oaks, Sabal palms, egret rookeries, and tupelo swamps shimmering with rattlesnakes and cottonmouths. What he saw horrified him. Fraser is a visionary. He did not see the rattlesnakes. He saw Coney Island rising from the swamps. He saw what he calls 'visual pollution.' He saw Myrtle Beach, Asbury Park, Seaside Heights, and Atlantic City."

And he eventually saw a way to minimize the environmental harm caused by the inevitable development of that pristine island and other communities. Yet many feared that the Yale Law School graduate was wasting his time and talent — and maybe his family's money — in the seemingly quixotic process. Mr. Fraser told this newspaper in 1981, "My mother thought I was crazy to spend an intense three years at Yale, then give up law and move to a nearly deserted island in South Carolina. Well, Mr. Fraser founded the Sea Pines Co. in 1958,

and after his push for a bridge to the mainland succeeded in 1959, developed a well-planned, environmentally sensitive resort community that became an industry model.

But Mr. Fraser's contributions weren't confined to enlightened land use. Charleston-based international businessman and attorney Phil Lader, who worked for Mr. Fraser at Sea Pines from 1973-83, told us Tuesday: "He was as much a developer of talent as a developer of property."

Hailing Mr. Fraser for being ahead of his time on "many of the concepts that people take for granted now," including setbacks from the beach, bike paths, nature preserves, and perhaps most importantly, "legal covenants for aesthetics and conservation purposes," Mr. Lader added: "He would never sacrifice long-term stewardship for short-term convenience or gain. He always focused on concept and beauty and design and the human spirit as opposed to accounting and finance."

Mr. Lader said he and his family spent the recent Thanksgiving weekend with his former boss, who treated them to entertaining recollections of trying to turn vision into reality during those early days on Hilton Head Island. And even on that first trip to that island in 1950, Mr. Fraser was driven by what Mr. Lader aptly called a "profound sense of responsibility for future generations."

Charles Fraser's profound sense of responsibility has served — and will continue to serve — South Carolina and the rest of the nation well.

POST & COURIER Dec 18, 2002



(Photos by Ned Brown)

Vibrant Mary Fraser Strides Over Future Homesite in Sea Pines Plantation



FRASER GIRLS ENJOY PLAYGROUND
Mary Is Dressed in Sportswear Developed
by Her Father's Textile Firm

Islander of the Month:

Mary Wyman Stone Fraser

By JIM LITTLEJOHN

"There's got to be a better way!"

If any phrase could sum up the personality that is Mary Wyman Stone Fraser, it would be that one just above.

This eternal search—this perpetual questing of everything that touches her life—is the hallmark of a person never satisfied with something "second best" or "good enough."

"I suppose," she said, as she looked out over the banks of blooming azaleas just off the 15th green of one of Sea Pines' golf courses, "that it all goes back to my daddy. We (referring to her sister and two brothers) always had to put in our summers working for Daddy—or working somewhere—and if he passed you while you were doing some routine job, he would say 'Why haven't you thought of a better way?' And if he passed you again 30 minutes later, he would really be angry if you hadn't thought of a better way."

For most women, it would be enough to simply be mother to two young pre-schoolers and helpmate and chatelaine to one of the nation's busiest and most energetic land developers—but the searching that causes our subject to seek a "better way" keeps her on the move almost as much as her peripatetic husband.

For when Mary moves, she moves with the speed and alacrity of a hunting eagle—and when she becomes involved, she holds back no whit of her total being—she becomes completely and totally immersed in whatever has attracted her attention.

My first interview with Mary Fraser came some three years ago while I was still plying my trade as a journalist for a daily newspaper. I had heard of her plans for starting a new type of kindergarten on the Island and called her for an interview on the subject. Having been exposed to an education course or two in college, I had heard of the famed Italian schoolteacher, Maria Montessori, and I knew some schools existed in the U. S. which purported to follow the dictums set down by the famous "Bluestocking" of the 19th Century. And that was about all the preparation that I could muster to take with me to the interview.

But if I knew nothing about the subject prior to the interview, I was not left long in that condition. Upon arriving at the Fraser home and climbing to the second floor "living" area, I was astonished at the sight that struck my eyes. Laid out around the room was every conceivable book having to do with early childhood education that had been written in modern times. It was almost enough to make me recall the Scott-Foresman booths nearly forgotten at Teachers' conventions. But Mary was not selling books . . . she was selling a concept . . . an idea . . . a better way. This she did. For confirmation check the Educational Facilities

(Continued on Page 25)



(Photo by Ned Brown)

Mary and Sally Cook Discuss Montessori Procedures

Islander of the Month

(Continued from Page 4)

Laboratory Magazine, midwinter edition, which listed the Sea Pines Montessori School as one of the "eleven Significant Pre-Schools in the Country."

And if that were not enough, the Sea Pines Montessori School has received further mention for its specially designed furniture, scaled down for the three-to-five group in Interior Design.

It is the oldest of the two Fraser children, the irrepressible Wyman, whom Mary credits with bringing about the Montessori success here on Hilton Head.

"Wyman is a lot like her father," Mary grins in the telling. "She likes people, she likes to be doing things, she is tuned to the vibrations of whatever business is going on around her. In an effort to satisfy this need for stimulation I began to do research. I was in a book store in Greenville and asking for books that I could rip apart to help form a curriculum of my own for working with Wyman when someone overheard me and shoved a book in my hand called *How to Raise a Brighter Child* by Joan Beck. That was a real turning point. I came home, reading aloud all the way to a young architect in the car, who was kind enough not to complain. When we arrived here on the Island, I walked right into a party and began talking about the book. Someone asked if I had read the chapter on Montessori. 'What is that?' I asked. I read it and was thrilled by it.

"The book mentioned Whitby School in Greenwich, Connecticut, and I knew right away I had to see it. Instead of writing, I called. I'm a compulsive caller and I am constantly calling up people, educators, all over the country just to chat. The administrator at Whitby told me that they did have observations every Tuesday, but that they were all booked up until the end of school and that she just couldn't work us in. After much talking, I finally convinced her that I had to see it and she said to come and bring our staff. Charles and I flew to New York, drove to Greenwich and saw the school. We were so impressed that we determined to have a Montessori school by September. It was March when I called. I found a school that was offering a summer course in Montessori and took both children, Lillian Goddard of Sea Pines Academy and a student babysitter and went.

"We had some problems with our first teacher and two weeks before school was to open in September, we had to find a replacement. I was at a party and someone mentioned that she knew a good Montessori teacher but that it was probably too late to get her for the current year. I called Sally Cook on a Wednesday night and she said that it would be impossible for her even to visit but after con-

(Continued on Page 27)

NEAL-BLUN COMPANY

DISTRIBUTORS

Quality Building Products

SAVANNAH, GEORGIA

PHONE 912-236-5751

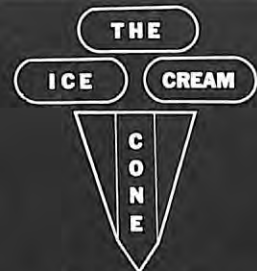


OUTDOOR ADVERTISING
SAVANNAH, GEORGIA

Lynes Realtors

BLUFFTON WATERFRONT PROPERTY
Serene living on beautiful site fronting 145 feet on May River, Bluffton, S. C., approximately 2 acres on high bluff. Large dock with floating dock. Electricity, water and bath houses on dock. Small summer cottage now on property. Ideal location for future permanent year-round home. Also have acreage in Jasper County. Contact J. Allen Tison.

120 E. St. Julian Street
Savannah, Ga., (912) 236-6381



Bill Mattox, Owner

Coligny Plaza Hilton Head Island, S. C.

Costa del Sol

INTERIORS



3 COLIGNY PLAZA
P. O. BOX 5164
HILTON HEAD ISLAND
SOUTH CAROLINA
29928

FURNITURE · CARPETS
FABRICS · WALL
COVERINGS · DRAPERIES

785-2064

YOCUM'S STUDIO & GALLERY

custom picture framing
art supplies
discounts to artists

Ribaut Road Beaufort, S. C.



Mary and Charles Plan for the Future

Islander of the Month

(Continued from Page 25)

siderable discussion, she agreed to come down over the weekend for a visit. One look was all it took and she was moving in a week after I heard her name. She has been the real power behind our growth and our excellence and I shudder to think what might have happened if I had not attended that party."

I then asked Mary how she came to be Mrs. Fraser—and again she was off on an intriguing if round-about story of how it all happened.

Earlier in the conversation she had filled me in on her personal background. The daughter of Greenville industrialist Eugene Earle Stone, III and the former Allene Lawton Wyman of Estill, Mary's family background, strangely enough, goes back to the early days of Island history through her mother's people. The Lawtons of Lawton Plantation were obviously connected and Mary said that a Dr. Wyman, who was an ancestor, was among the Island's first physicians. "In fact, my family has owned every piece of property on the Island at one time or another."

Going on to her story about Charles, Mary related her educational background, which included a major in fashion design and a minor in child psychology at Stephens College in Missouri. "As I told you, we generally expected to work for Daddy or somewhere every summer. The summer after my graduation, Rosalie (her younger sister) had a chance to visit California and Daddy surprised me by insisting that I take the summer off and go too. When we returned, I had an invitation to come to work for Strom Thurmond at his Washington office as his receptionist and Social Hostess. The job seemed fascinating and I took it, arriving in Washington on September 1, 1962. I planned to stay only a short while and then go on to New York to make a career in fashion design. I worked for the Senator until the Spring of 1963 and was making my plans to leave for New York when I received a telegram from Charles Fraser asking me to be the Social Hostess at the William Hilton Inn.

(Continued on Page 31)

Treasure, purportedly that of the famed Privateer Niccolo Strozzi and others, is still said to be buried on Hilton Head Island.

Hilton Head Island has had several names, including La Punta de Santa Elena, La Isla de las Osos (The Island of Bears) and Trench's Island (after an early developer).

JOE PRICE, INC.

Savannah's Luggage and Leather Goods Shop

Luggage by Lark, Ventura, American Tourister, Samsonite, Atlantic, Lady Baltimore and Christian Dior
Cross Pens and Pencils

14 West Broughton Street
Savannah, Ga.



(Photo by Ned Brown)

PENSIVE MARY

New with Clarke Block

ISLANDERS ARE BUILDING MORE AND MORE WITH CLARKE BLOCK SCORED BLOCK, BEACHSTONE, LACELIKE SCREEN WALLS—CONCRETE MASONRY IS THE PRODUCT WITH A THOUSAND FACES. RIGHT FOR IDEAS . . . IDEAS . . . IDEAS!

CLARKE BLOCK 

231 WEST BOUNDARY STREET / SAVANNAH, GEORGIA

"Altman's Carpet Service"

We install wall-to-wall carpet, and inlaid and vinyl floor coverings. We also clean all types of carpets.

"One Call Does All"

MARION ALTMAN, Owner

Palmetto Bay Road
785-2344



MERRILL LYNCH,
PIERCE,
FENNER & SMITH, INC.

We Look for the Trends

In:

Beaufort 524-4023

Hilton Head 785-2921

300 Bull Street, Savannah, Ga.

ACREAGE

Four Acres—200 feet more or less, fronting on Inland Waterway, \$15,000.

On Mainland—80 acres farm with barn, fenced and crossfenced, fronting on a salt water creek, \$35,000 with TERMS!

Large house and 16 acres on Savannah-Beaufort Highway, \$25,000.

64 Acre farm, modern brick home, over 1000 feet fronting on Savannah-Beaufort Highway, \$40,000.

Two and three-quarter acres on Island, Pope Section, \$8,000.

T. W. BURROWS

Realtor

Bluffton, S. C. — Phone 757-2927



HARRISON PAYNE

Sportswear

At the Hilton Head Inn

Monday - Saturday

9:00 to 5:30



Beaufort

Coca-Cola Bottling Co.

Telephone 524-7221

Islander of the Month

(Continued from Page 27)

"Mom and Dad had met Charles a couple of years before when they visited the Island and so I had heard about him. He had heard about me, too, I suppose, because he called Harry Dent, then Strom's assistant, whom he had known while attending Presbyterian College, before he sent the telegram. Harry told him, 'Don't hire her, marry her!'"

"I decided to take a look at the situation before going on to New York and came down to the Island on April 15. I was interviewed that first evening by five bachelors and Charles asked me to accept the job. I went back to Greenville and asked him to come up for a dance. He did. He was late, had been in a wreck, but he got there. The next day we sat in a law office of a family friend and discussed terms of my going to work at Sea Pines. He said he would like for me to work just until the end of May and that I could have Sunday and Monday of each week off, if I would be back in time for the Monday evening champagne party for the Inn guests. I was also to be allowed time to attend two weddings in which I was to participate. I did get to go to the two weddings, as it turned out, but I stayed until Labor Day and did not have one other day off.

"Again I had the New York fever and was making ready to leave for the city. I told General Fraser goodbye and he left for Hinesville. Then I told Charles goodbye and he countered by asking me to marry him. We had worked shoulder to shoulder all summer and had eaten dinner together virtually every night, but other than the Greenville dance, we had not had a date.

"Early the next morning, Mother Fraser called Charles from Hinesville, and you have to know her to know that she doesn't believe in using the telephone unnecessarily. She said 'Charles, I called you up to wish you Happy Labor Day. I hear Mary is leaving. Charles, do you work all the time?' and then she slammed the phone. He never did get a chance to tell her that he had already proposed.

"We decided then to go to Greenville and when we arrived we walked right into a party for Rosalie. After the guests left, we told them and we set the date for November 30, 1963. Mother was pleased, of course. They said later that Mother worked and Mother Fraser prayed."

Asked about their life together now, Mary stated, "We are still very much in love. Every day I find I love him just that much more."

Wyman was born on October 1, 1965 and Laura Newton came along on their anniversary, November 30, 1967.

Referring to the interests she shares with Charles, Mary first mentioned travel. "Of course we travel a lot because of Charles' business, but we try to learn from every trip. We visit museums, churches, historic shrines. We go to learn—and we generally do."

She also lists family hiking, concerts and organic gardening among her interests. As a matter of fact, I was taken on a tour of the sizeable garden plot adjoining the Fraser home and it appeared to be done in a much better "way" than my personal memories of a long ago Victory garden.

The future, she says, is flexible. "I like to move with the trends. I like new things and I really enjoy trying them."

She also mentioned the research she had been doing in playgrounds, which is obvious from the new designs of such facilities to be seen in Sea Pines. She laughed and said, "Charles calls me 'Defender of the Children,' but he really is as interested in them as I am."

Although their present home is quite lovely, Mary indicated that she would like to build again—sometime. Right now, she says, she is still too busy with her school and its future.

When she does build, one feels that she will follow her father's dictum and "Do it a better way."



THE CHILDREN'S SHOP, INC.

Latest Fashions For Children

Coligny Plaza
HILTON HEAD ISLAND, S. C.

Captain William Hilton, sailing out of Barbados in 1663, discovered Hilton Head Island and laid ground for its modern name. The landmark of the Island's tall pines on its northeast corner can be seen well out to sea.



C J JONES
CONSTRUCTION CO. INC.
803 785 3636 PO BOX 1128

THE ISLAND PACKET

The Indispensable Newspaper for Hilton Head residents—vacationers—property owners—and future Islanders now fettered on the Mainland.

Published every Thursday at Hilton Head Island, S. C. 29928, P. O. Box 6035.

Subscription \$5.00 per year.
Out-of-state \$6.00 per year.



Dixie Furniture

Residential-Commercial Interiors 2517 Bull St. Savannah, Georgia
233-0158



CARPETS BY E. T. BARWICK MILLS
BEDDING BY SOUTHERN CROSS AND BEMCO
SPECIAL ORDER DEPT. FOR FURNITURE

2302 Skidaway Road
Phone 233-3543
SAVANNAH, GA.

FOR SALE

Property Under Market Value

Port Royal Plantation . . .
Overlook Place
Market Value . . . \$18,000.00
Will Sell for . . . \$16,000.00

CONTACT

Espy Concrete Co.
(803) 785-3822

Q&A

Charles Fraser

DISCOVERING THE DETERMINATION AND DRIVE BEHIND THE FATHER OF HILTON HEAD'S MODERN ERA

By Rob Kaufman & Debi Lynes

The name Charles Fraser is virtually synonymous with Hilton Head Island. Now considered one of the world's most respected authorities on the topic of land planning, Fraser arrived on the shores of Hilton Head in the mid-1950's with a degree in law from Yale and a mind full of innovative ideas. He is the genius behind the planned community of Sea Pines, a concept which became the blueprint for the subsequent plantations which arose and made this Atlantic barrier island one-of-a-kind.

But the history of the island's development is well documented. Seldom revealed are the motivations behind this visionary man. We wanted to discover the people and events in his life that influenced and shaped his grand ideas – as we found out, he is as passionate today about his work in land planning as he was as a fresh law school graduate many years ago.

Meeting Charles in his office, we were immediately impressed with a vast collection of maps, books and memorabilia – a virtual museum displaying the history of Hilton Head Island – a history that Fraser had a large hand in writing. We asked him his thoughts on his family, his work and his future. As the afternoon unfolded, we found that the plate is still full for Charles Fraser, whose thoughts and ideas on community planning are still

considered some of the world's most innovative and can still be seen making their impact worldwide.

MONTHLY: For readers who may not know your personal background, tell us about growing up.

FRASER: I was born in Hinesville, Ga., near the Midway Congregationalist Church, which was established in 1752 when a congregation moved from Charleston, where it had been since it had moved down from Dorchester, Mass. There was a mainstream of the cultural influences.

I grew up in a Georgia family that was extremely active in historic preservation, museum building and church maintenance. Sidney Linar's "Marshes of Glenn," a poem never taught or read in Northern circles, was part of the culture of the area. It's a poem that imbues one with a great love of the live oaks and the marshes and the tall forests of this area.

I went to Presbyterian College, the University of Georgia and Yale Law School. Before going to Yale Law School

my father had purchased Hilton Head Island's south end with a syndicate of people.

MONTHLY: What did your father do?

FRASER: During his lifetime my father had two simultaneous careers. First, he was in the forest products business – lumber and related things – which had been a family business for generations. He was also in the military – he was a national guard officer. He served as an artillery lieutenant in WWII under captain Harry Truman during the fighting in France. He became a great admirer of Truman as a very brave and competent artillery captain who worked well under stress.

Dad became the youngest colonel



in the Army National Guard in the late '30s, and he commanded a regiment of calvary. When Roosevelt mobilized the National Guard a year before Pearl Harbor, the calvary was disbanded and they were made anti-aircraft artillery units. The only difficulty was that they were not given any cannon and radar had not yet been developed.

MONTHLY: Where there any frightening times for the family?

FRASER: Two weeks after the attack on Pearl Harbor my father's units were dispatched under secret orders to New York, where they were loaded on the Queen Mary along with 14,000 other soldiers. They were to go to Australia and boost the morale of the Australians, whose army was bottled up in North Africa while the Japanese were moving down the Pacific towards Australia.

It was a hair-raising trip because sub packs were shadowing them. So they decided to work on their speed. The ship's captain conferred with Dad as the senior officer on board and they decided to forfeit, or leave behind, their destroyer escort which could not keep up with full speed of the Queen Mary.

Later, they were bottled up by a sub pack in Rio De Janeiro and sent an ill-fated freighter out at night with some lights. This attracted the attention of the sub pack and they knocked the freighter out. The Germans announced that they had sunk the Queen Mary. I came in to see my mother in tears, but she wouldn't say a word. She was the only person in Georgia who knew Dad's men had sailed on the Queen Mary, and all of the young men in our town were on the ship.

At any rate, the ship got through. When they got to Australia MacArthur was there only with his public relations forces. He left behind all strategists. MacArthur said to my father, "Joe, I will never see you again. Your unit is an expendable force. The Japanese have 350,000 people coming down and they will land first in New Guinea. You'll have the allied provisional brigade of one regiment of U.S. troops and one regiment of

Spend A Day At The Bay – Palmetto Bay Marina



Stop by for the evening or the season – we promise an experience you'll never forget

Looking for action? Rent a jet ski or go para-sailing. **How about an adventure?** Let our experienced charter captains guide you to the best fishing hot spots or book an educational environmental tour or sight-seeing excursion. **Just browsing?** Enjoy some of the best shopping on the Island. And, of course, stay for dinner featuring fine dining at The Chart House, fresh seafood at WG Shuckers or good times at Captain Woody's.

Experience

Since 1959, Palmetto Bay Marina has been welcoming those navigating the Intracoastal. Our Harbourmaster is a 25-year seasoned veteran of navigation and is ready to welcome you to our marina. Our experience will make your experience a pleasurable one!!

**Toll Free (800) 448-3875
or (803) 785-3910**



THE KEY WEST SIDE OF
HILTON HEAD

Facilities

- 30 amp & 50 amp electrical
 - 20 ft. at low water • NOAA chart agent
 - Spotless facilities/showers/laundry/restrooms
 - Full-service repair and hauling (50 ton and 16 ton travel lift)
 - Gas & diesel • 3 restaurants
 - Sailing, fishing & sightseeing charters
 - Shopping at Cross Island Village (a Key West shopping experience)
- 3.5 miles east of Marker #563
164 Palmetto Bay Rd., HHI, SC 29928

**You've worked
hard to get
where you
are today,**

**Isn't it time
someone did
something
for you ...**



The Community Bank of the Low Country.

Conveniently located at the
Village at Wexford and Main Street
803/686-9600 • 803/686-9601

Member FDIC



Prime Time Checking

- No minimum balance required
- FREE checks
- FREE unlimited checking
- FREE Travelers' Checks
- No waiting in long lines
- Same-day deposits ALL day
- Two convenient locations
- Competitive interest paid on balances of \$500+
- Complimentary notary service & signature guarantees
- FREE bank checks
- Saturday banking
- ATM accessibility

Minimum opening balance of \$1,000. Thereafter no balance minimum required. Must be 50 years of age or older.

Ring In The New Year

with

COLIGNY PLAZA

Hilton Head's
Legendary Shopping Experience.

**OVER 60 EXCITING
SHOPS & RESTAURANTS!**

Magic Puppet & Toys Too
The Ice Cream Cone
Western Auto
Billy's Beach Club • Mingles
Shoe Strings I • Patricia's
Market Street
Tropic Traders
Steamer's Raw Bar
Children's Corner • DJ Apparel
Black Market Minerals
The Bird's Nest • Chico's
Island Fudge Shop
The Cutting Room
Just Pasta
J. Regan Clothier
Loose Lucy's • Coligny Bakery
Piggly Wiggly
Rita's Italian Ice
The Mole Hole • Pizza Chef
Healthy Days
Earle of Sandwich
WHHI - Studios
Bon Voyage
Peepers Sunglass Boutique
Bikes & Things
Corner Market Café
I Hour Photo
Turnstone
The Shell Shop
Coligny Kite Company
Java Joe's Coffee House & Newsstand
Carlen Investments
Bob's Golf Shop
Antique Prints
Grinders Express
Property Advisory Corp.
D&M Coastal Mgmt. Co.
Camp Hilton Head
Hilton Head Pharmacy
The Hammock Company
Sea Island Associates
Skillet's Restaurant
Alligator Grille
Coligny Deli
Hair & Co.
The Big Bamboo Cafe
Jamaican Me Crazy
The Shirt Factory

842-6050 • Open 10 a.m., Sun. noon
By the beach at Coligny

Australian troops and we have two regiments of infantry fighting in the jungles that we'll also put in. But the Japanese will outnumber you 100 to 1, so goodbye."

MacArthur at that period gave silver crosses and things like that to people like Lyndon Johnson who came in as a Congressman for one day – literally one day. As soon as the shooting started he fled ... and Lyndon Johnson had the Silver Star pinned on him seven different times in Texas. The pilot of the plane he was on got no recognition; none of Dad's men in the jungles got recognition. MacArthur was really a Washington politics-oriented guy.

Dad then went on to Europe and commanded the anti-aircraft for Patton's invasion, the 15th Corps, that was the lead of Patton's armies moving in. So he wound up in Germany at the end of the war.

MONTHLY: How old were you during all of this?

FRASER: I was Boy Scout age at the time.

MONTHLY: So you were old enough to understand things.

FRASER: Oh, yes, I knew all of what was going on. When Dad came home he re-established his business. And five years later he, along with five other Georgia families, bought the southern end of Hilton Head Island.

MONTHLY: Why Hilton Head?

FRASER: Beaches and magnificent trees! It had not been cut in 110 years. The pine trees were beginning to rot at their core, a condition called red heart, and it was time to harvest them all. So we cut the mature pine. This was 1949-50. But then Dad was ordered back to active duty during the Korean War, this time mad as a hornet, and his brigade headquarters was put in charge of planning the anti-aircraft defense from Washington to Boston. This was a farce because there was no way to cope with Russian subs laying atomic bombs in the

harbor. They had to calculate how many people would go up in ashes if we and the Russians got into a war.

So I took over the family planning for our interests on Hilton Head Island. Dad was president of the Hilton Head Company, which had the southernmost 8,000 acres of the island. Fred Hack reported to Dad and was the general manager living over here. In the meantime, the four principal families had bought the north end of the island from the same sellers.

MONTHLY: Who were the sellers?

FRASER: There were 18,000 acres in 1948 owned by a pair of families, those of Landon Thorne and Alfred Loomis, and they'd owned most of the island for 25 years. Before them another New Yorker had owned it for 25 years, Roy Rainey. Before that, another New York family for 20 years. After 1865, the impoverished, failed cotton plantations destroyed by the Civil War and the destruction of the war, were largely bought up by the Clyde family of New York, who had the Clyde steamship line, as a hunting plantation. Then it went to Roy Rainey as a hunting plantation; then it went to Loomis and Thorne as a hunting plantation. Parts of the island had been "officially" sold during the Civil War to former slaves. Actually, most of the buyers were officers of the Union Army and Navy. After owning the land for 10 or 15 years and getting no return from it, they began to sell off their 40 acres to black families on their island, and that's how 20 percent of the land transitioned from military speculators to the local black families who have held on tightly ever since.

I went to Yale Law School after having worked for the summer of 1950 on Hilton Head Island. My first semester there I was studying under a marvelous professor, still alive, Myers McDougal. He was teaching a course on land-use planning and allocation by private covenants. He proposed that land use covenants could be used to enforce a master plan. No one else in my Yale class was interested in that topic except but me.

MONTHLY: What were your undergraduate and graduate degrees in?

FRASER: My undergraduate degree was in business. My graduate degree was in law. So I started studying tax law. Just down the street was the Yale architectural school. As a master's degree student I took on the assignment of the first master plan effort. It looked like a student's effort but it was neat. So the first master plan for the Southern end of Hilton Head Island was prepared at the Yale design school.

Now subsequent to that, when I took over for the family, I hired the dean of the Harvard design school, Hideo Sasaki, to basically work with me on the master plan. For about 26 years nobody in the U.S. had done large scale, high quality community master planning. The last big master plan communities had been started about the time of the market crash of '29. So from 1929 to the end of the Depression, through the war years, and then in the aftermath of the war years, when Leavitt build a town of 17,000

homes, all identical, on Long Island, no one had done sensitive community planning – not since a whole series of “street car communities” planned from 1910 to 1930, many of which are famous places today as upper-income communities surrounding major cities in the North and the West. Beverly Hills, for example, was one of those towns. Coral Gables (Fla.) was also a pre-Depression, well-planned town.

So there was a history of planning that had been utterly ignored for the 10 years after the war because international modernism, which said to make everything a simple, square box, took over all of the architectural schools of the United States. So the shingle style of Long Island was forgotten, the woodlands style of the San Francisco region and north was considered a weird little aberrance over there in California, Oregon and Washington. The great Southern Lowcountry style was held in great contempt by every architectural school in the country. The only thing that you could design and get an “A” or a

“B” or a “C” was a square box. The professors who could do anything better were basically driven out and as soon as they retired they were replaced by modernists.

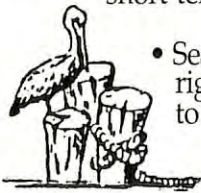
So the “single building” was glorified. The community, as such, was ignored. Fortunately, landscape architectural schools began to think about the building in its setting – the space around buildings. So it was through landscape architectural schools that the memory of good community planning was retained. In 1965, during the Vietnam protest area, the most radical of students in each university targeted the planning schools, or urban design schools of the universities, as instruments of oppression by the power structure of America. How they got that idea I don't know.

MONTHLY: Give us an example of that.

FRASER: At Ohio State, in the urban planning school, the students would get up and stomp their feet if any professor

HARBOUR REALTY & RENTALS MANAGEMENT GROUP INC.

- Looking for a long or short-term rental?



- Searching for the right company to manage your property?



Jane Lalley, Owner/PMIC

CONTACT THE PROFESSIONALS
P.O. Box 5958, Hilton Head, SC 29938 • (803) 842-5555 • (800) 232-8421

- Painting and Wallpapering
- Commercial and Residential
- Free Estimates
- Interior and Exterior

David S. Parent

“Third Generation of Painting Excellence”

Home • 803.342.3792

Mobile • 803.816.3430

A Wearable Work of Art



Thomas Blair's newest design won 1st place & “Best of Show” in the 1997 South Carolina Jewelers Association design contest. Next stop New York City for the Jewelers of America National Competition. Blair has been a diamond specialist and an award-winning designing jeweler for 32 years.

Island Gold Works

Same location since 1984.



24 Palmetto Bay Rd. • (803) 686-6001



with physical planning skills came into the room. By planning skills I mean an engineering background, a landscape background, an architectural background or an infrastructure background – this was before the term “environmentalist” was even around.

So they literally drove out of the classes anyone with physical planning skills. And it happened all over the country. To this day, a course in design – learning to draw a road so it doesn’t go through a cemetery – is not a required course in “planning schools” in America. Planning schools today write big, thick reports. They study sociology, the amount of syphilis in a block in a town. But physical planning, for 32 years, has not been a requirement for schools with the word “planning” in their title.

MONTHLY: How did things turn around?

FRASER: What then happened over a period of time was that all of the people who do layers of information – “Where are the rivers? Where are the creeks? Where are the beaches? Where are the marshes, hills and historic sites? Let’s work around them” – became professors of landscape architecture. So landscape architecture is not planting bushes. Landscape architecture is physical community or neighborhood planning. Now they keep debating, do we drop the name “landscape architecture” and call ourselves “planners”? And some have, in the individual firms.

Then we adopted zoning ordinances throughout the country which said, “A store can’t be near a house, a church can’t be near a residential district, a school can’t be near a residential district and certainly an ugly factory has got to be somewhere else.” As a result of sloppily considered, single-use zoning laws, county governments have said in thousands of areas, “You can’t build a real town anymore.” The towns that were built before 1927, before the Supreme Court decision upholding a town zoning ordinance, became the gem towns that everybody loves. Today, when you drive through

Madison, Ga., Litchfield, Conn., hundreds of Ohio, Illinois and Wisconsin towns, towns laid out before 1927, you love them. You have a downtown that has churches and stores and apartments and next to that you’ve got houses. All of the things you need within walking or biking distance. But real towns essentially could no longer be organized under the new single-use zoning laws.

Now, they didn’t go away in resorts. Generally, resorts were built in areas that were so rural, that they didn’t even have zoning ordinances. Beaufort County had nothing for the first 25 years I was here.

MONTHLY: Now when did you actually move here?

FRASER: I came in 1956. I had served three years practicing law after graduating Yale. When the bridge was built in ’56, my family sold me their share of the island, which was about 5,000 acres, and I took over at age 27, having studied under the best man on covenants in the United States and having used the best planners that existed, which again wasn’t very many people. It’s gotten better. Today the Sasaki firm has 200 people doing work all around the world, but at that time there were two professors and seven students.

There were only two golf courses on the South Carolina coast at that time: the old Ocean Forest Golf Course at Myrtle Beach built in 1929 and the Dunes Club built in 1954.

MONTHLY: You’ve been described as a visionary, what does that mean to you?

FRASER: I could easily foresee the future uses of land, two and occasionally three dimensionally then. I couldn’t see four dimensionally, with that added dimension being *how* people use a place like Harbour Town. I can now see four dimensionally, I can foresee how people are going to react within the environment. An excellent statement of four dimensional thinking says, “When reviewing a master plan for a town, draw lines as to how a 10-year-old is going to go from each house to the drug store and to the school.

Draw lines on how a 16-year-old is going to go there. Draw lines as how an 80-year-old is going to walk where they need to go. Until you’ve studied how people who don’t have cars but do have bicycles and feet are going to get around, then you haven’t analyzed the design four dimensionally.

MONTHLY: At this early point of planning, were you thinking resort in Sea Pines?

FRASER: Absolutely. My models for drawing inspiration and understanding were Sea Island, Ga., Ponte Vedra, Fla. and Point Clear in Alabama. And I had visited almost everything else from Baltimore to Key West.

I simply worked with road maps, I’d go out to the end of each road that went towards the Atlantic. I took photographs and talked to people who were there and said, “If you were starting all over again, how would you do it today?” So I got a snapshot, from people up and down the coast of places that had been started 25 or 50 years before, of how they would respond to the markets and the incomes and the automobiles and the new air conditioning for houses. You had air conditioning in theaters and banks and that was about it. You didn’t have A/C in most offices, churches or cars. So when Southerners wanted to stay cool in the summer they went to the mountains or to the immediate oceanfront where they thought they could find breezes to cool off. Sea Pines was the first large Carolina community to grow up 100 percent air conditioned.

MONTHLY: What was the first building that you built?

FRASER: It still stands. It is down in Six-Oaks Cemetery, it is now the offices of my two daughters and my wife. It’s the family accounting office and they run the cemetery from there and they run their own private trust affairs.

MONTHLY: We’d like to ask you some personal questions if that’s okay.

FRASER: It's fine, (laughing) but I may not answer them.

MONTHLY: Fair enough. What are some of your pet peeves?

FRASER: Ignorance Stress Syndrome and Power Loss Stress Syndrome are two diseases that I don't stay around comfortably.

MONTHLY: Describe those.

FRASER: People with Ignorance Stress Syndrome will not read a contract or a town ordinance or a book on a topic but will expound as a fearful and pseudo-knowledgeable source, having the very last word on a topic.

Someone with Power Loss Stress Syndrome is someone who once had substantial authority, or had been striving for it and never got it, and they work their way up through boards and committees, and thereafter they want to boss everything and everybody and make life unpleasant for architects, planners, association managers and others. These "condo commandos" cry, "My neighbor has a towel hanging out over the balcony - let's get him!" That annoys me.

MONTHLY: You have such an incredible amount of energy. What motivates you?

FRASER: What motivates me is that the nation adds 25 million people every decade, or 2.5 million every year, 1.7 million by natural births, births outrunning deaths. Eighty percent of these people are going south and west now. The New York/New England area sees virtually no growth as

more people leave New York City than people come to replace them. We are adding 2 million people a year in the South and West in an era where there is little competent county government planning or urban planning. We're still trapped in the old zoning single-use category thinking.

MONTHLY: Why can't we make the shift? Are we just so locked in?

FRASER: It's sort of like to public school system. We've known for 20 years that the public school administrative system has been made up of the least talented people in our society, who insist on whole-word learning when it's been demonstrated for 25 years that phonics is better for many learners. At least 40 percent of Americans can't learn with whole-word learning. And those who do learn with whole-word learning have been taught to read at home before they went to school.

For 30 years now we have been turning out "planners" and "planning degrees" from "planning schools" where no community or new town design was taught. So if you don't know design, you can't take a river and a valley and a road and a series of natural places and plan for their uses and make bike connections where practical, make walking possible, make continuous sidewalks, etc. Instead we've built around our cities "edge cities," where a hotel is disconnected to the offices next door. You can't walk, so you have to get in your car at the hotel and drive 300 feet because there's some great barrier or some other disconnect. So the tradi-

1998 STEAMERS SUGGESTED NEW YEAR'S RESOLUTIONS

Lose Weight... Go on the Steamers Seafood Diet - see food and eat it!



Exercise More... Walk, run, bike or swim to the Beers of the World Club for 12oz. curls.

Spend More time with Friends... practice social interaction playing drinking games around the fireplace at Happy Hour.

Stop Smoking like a Chimney... Kick the habit and binge on the 50 appetizers at the biggest & best Raw Bar on the island.



Relax More and Enjoy Life... Bring in the family, kick back with live entertainment, catch a game on the tube, savor a warm bowl of soup and a tall frosty one.



785-2070

Located in Coligny Plaza on the Duck Pond • Open daily Noon - Midnight

tional form of cities for 200 years has been destroyed by our regulatory madness.

The word "planning" is grossly overused. The last physical planners in city government graduated before 1965. These were the last people hired by someone to help design additions to their town. Where do the parkways go? Where's the museum? Where are the churches and houses? Training in such skills stopped in planning schools about 1965.

MONTHLY: Are you proud, then, of what's been done on Hilton Head?

FRASER: Ninety percent of today's Hilton Head was planned privately, not by any public intervention, by landscape architects working for the private owners of the land. The process in Beaufort County, led by the now disbanded Land Ethics Team from New York, was a fraud. They selectively distorted facts in their maps. Their experience had been in areas of declining population, where you only have to accommodate an occasional tear-down of an old house and replace it with a new one. That thinking from an area of a declining and stagnant economy is being imposed in an area where the economy of the region is the growth of retirement and vacation colonies. We no longer plant cotton. We no longer use our rivers for rice. We no longer principally harvest trees. We don't dig phosphate here anymore.

When I arrived, there was literal starvation in this area. This was the second poorest county in a very poor state. Bluffton – poverty all over. Sheldon – poverty all over. Hidden poverty all around Beaufort. It was a desperately poor area because most of its economy had gone. Now there are retirees, golf, fishing, beaches, tennis, biking, rollerblading – that is the economy of the area now.

MONTHLY: How should planning be done today?

FRASER: Anton Nelessen has been doing visual surveys around the U.S. for 19 years and he does it splendidly. They

have 7,000 slides and they flash those slides to get peoples' reactions as to what they like and what they hate. Unfortunately, a stripped down,, fake version of this was done here by the Land Ethics firm. They came in with about 50 slides, not to elicit what people like or dislike about this region, but to make a case to back up their rural New York state attitudes.

For example, they did not show a single picture of someone's front yard looking across the grass down to the marsh or the river. They did not show a single picture of a home looking out on a golf course, they did not show a single picture of Main Street, Hilton Head or Harbour Town. Instead, they showed pictures of the back end of a Hardee's hamburger place. "Do you like this?" "No, of course we don't like that." Then they showed a picture of a heron. "Do you like that?" "Yes we do."

From that they concluded that one should not be able to see the rivers anymore from one's riverfront house and that no golf courses should be permitted anywhere around because of various and sundry reasons. They stacked the questions so heavily that none of the communities that have brought in the people could be built today. That's why Union Camp is trying to go into Bluffton. Because everything that has won awards and been applauded by 25,000 home buyers and every professional society that exists – all of that is no longer permitted.

MONTHLY: Don't you find that frustrating?

FRASER: It's terribly frustrating. For example, they said, "Now under the present rules, here's what you can do on this area of Union Camp land." And they had these maps out in Bluffton. They had every bit of long-protected marsh and green swamp – protected for 20 years – covered with lots at eight lots per acre throughout the wetlands and the salt marsh as an illustration of what you can do today. I wrote a long letter of protest saying that this was just sheer unethical fraud. This is unethical and absolutely

deceptive and they needed to straighten up their act. Officials were offended in a sense and said. "Obviously we can't talk to you anymore," and so I haven't.

MONTHLY: Then how can area residents make a difference?

FRASER: You all make a difference by trying to get clear physical planners, not sociologists hired in planning offices. If they don't have a degree in landscape architecture, you really shouldn't have them in a county planning office. It's a weak planning degree if it doesn't come out of a landscape architectural school. If you ask almost everybody on this island, "What is a plan?" they think of a sheet of paper where you've drawn plans. A plan of a house, a plan of a park, a plan of an environmental protection zone, etc.

Let me give you a specific story about a local new bank. The designers had left a 38-inch oak tree on the site surrounded by parking. And they had eliminated two parking spots out of 33 in order to preserve the big live oak. The planner said, under our rules, you've got so many feet of space in the building, that requires 32.2 parking spaces. You only have 32, not 33, so you must cut down the big live oak so that you can qualify.

Here was a missing one-half of a parking space, and they were required to cut down the tree. A 38-inch tree! Now that's in the last 30 days. It is that sort of madness planning that is tragic. That's right here, Hilton Head Island, and it happens every time a project goes in.

MONTHLY: But how do we make this better. How can the public be educated?

FRASER: Well, you could do an article about swapping off asphalt parking for trees. Do a series of interviews with the mayor, the town manager, the head of physical planning approvals. Get people's opinion on, "Is this what we want on Hilton Head as our rules?" You must have X number of spaces, even if it means you cut down the great big trees? I would have never let that happen before the regulatory era. In planning Sea Pines, or

Amelia Island or Kiawah Island or River Hills in Charlotte, it was just unthinkable. And no landscape architect would ever do that unless required by regulators.

MONTHLY: You would think that the people enforcing this would see your point.

FRASER: They are insensitive to the land, They are insensitive to the trees. They are insensitive to beauty.

There's a book called "The Death of Common Sense" by a man named Howard Phillips, published about two years ago on this sort of madness. For example, in New York, why do you see such an incredible amount of abandoned buildings? To rehabilitate a building in New York City, because of the local inspections and local rules, would cost \$200 to \$300 a square-foot. And the rent that the people could pay has to be based on around \$80 a square foot at the most. So nobody can pay the rent to do this.

Mother Theresa's (religious) order had bought a three story building, shabby and worn out, and they had plans to put in plumbing, paint it up and use it as a hospice. Under the rules, they had to put in an elevator of a certain size and standard, which would have cost more than building the whole structure somewhere else. They said, "We can't put in an elevator." Well, you've got to, that's the rule! So they abandoned the project. This sort of thing happens over and over again.

MONTHLY: Are you a rule follower by nature, or perhaps a rule maker?

FRASER: You have to follow the existing rules that are imposed upon you by government authority. You try to change the most absurd rules. If the rules become so absurd, you simply abandon that physical area, and move on and do something in an area where the rules are more sane, where the death of common sense has not permeated the bureaucracy. Generally speaking, the older the city, the larger the number of bureaucrats whose sole function is to say, "You need my signature as a permit." It gives them an enormous sense of power. In those jurisdictions, people simply leave, abandon them. In an old city there are probably 10,000 different people engaged in saying no to anybody that's trying to clean up their street. So you abandon it, you move on.

MONTHLY: Are you an early bird?

FRASER: Oh, no. There are rare people who can get around on four hours of sleep at night, and that gives them an enormous advantage. But I require a normal amount of sleep.

MONTHLY: It's obvious from the library just in this office that you're a big reader. What kind of topics do you enjoy?

FRASER: Well, I rarely read fiction. So therefore all of my reading is history, sociology, economics, a lot of special architecture reports put out by think tanks that never get advertised like Hudson Institute's new book, "Work Force 2020." I also scan 30 or 40 magazines a month.

Winter Wines ... For All Islanders



☆ Finest Wines, Ports, Champagnes and Spirits

☆ Party & Event Consultants on Staff

☆ Visit Us at Three Convenient Locations:



ROLLERS "The Original", South End,
6 Lagoon Rd., Coligny Plaza • 785-3614
WAREHOUSE LIQUORS & FINE WINES, Mid-Island,
Palmetto Dunes/Plantation Center • 686-5333
TRIANGLE SQUARE LIQUORS, North End,
Mathews Drive • 681-8454

MONTHLY: Is there another community today that is where Hilton Head was 20 or 25 years ago?

FRASER: Apalachicola, Florida. Four rivers come down to the Apalachicola Bay. There's no pollution as yet, no hog farms, no phosphate mining on the Apalachicola rivers. Eighty percent of Florida's oysters and 50 percent of American oysters come from Apalachicola Bay. There are 40 shrimp boats there. There are four beautiful old churches from the days when it was the leading cotton shipping port for the Gulf area and the third largest cotton shipping port in the South. It was in poverty ten years ago, empty buildings all over. But because the summer rental tourists on St. George Island just down the way needed some escape from St. George, they'd go down to Apalachicola for the two or three good restaurants. And so it has become fixed up. One old man told a reporter, "Some people complain that it's all cute now. Well, I prefer cute to poverty. I prefer cute to empty buildings. I've got nine buildings downtown and they're all rented now."

It has a splendid restaurant from a man who moved up from Miami. The Sunday Atlanta Journal had a travel sections story on Apalachicola. Its charm dates from its past economies that are no longer there, although it does still have the shrimp boats operating. It's a tiny little Mount Pleasant. It's a tiny little Beaufort.

MONTHLY: You still travel a lot, don't you?

FRASER: Oh, yes. I have a client in California, the East Side Water Reservoir, which is a \$2 billion water reservoir being built to supply L.A. with water in case of a large earthquake. They've got 3,000 acres of park and recreation around it and I've got a stack of things I need to respond to there.

MONTHLY: Do you have any indulgences?

FRASER: Chocolate.

MONTHLY: Does that go with your planned communities, a chocolate store in town?

FRASER: Oh, yes, I think that a chocolate store should be the first thing built.

MONTHLY: What sort of people intrigue you?

FRASER: I have an old network of friends, here and from college and professional work. Many of the people who come to the Renaissance Weekend are friends of mine from all over and I have friends in professional networks all over. So I have hundreds of professional or intellectual acquaintances and a smaller group of people who turn out for our occasional birthday parties.

At this point, Charles walks us over to several pictures hanging on the wall. Noticeable is one of himself, family members and others with First Lady Hilary Clinton.

FRASER: This guy here is my soul brother, that's Frank Harrington. He's pastor of the Peachtree Presbyterian Church and we've been buddies for 30 years.

MONTHLY: You're happy in all of these. Whenever I see pictures of you in the press you're never smiling.

FRASER: That's because the press does that to me.

MONTHLY: This picture is of people that I've been involved with for ages. John McGrath, in Hawaii, started out with me at Yale Law School. He built the first golf course here. He flew in from Hawaii, Peter Rummel flew in from Paris – he's the head of Disney development world-wide. That's my brother Joe right here. Donald O'Quinn, who started building the first roads for me on Hilton Head 40 years ago. He lives in Bluffton. Harry Frampton, who heads East West Partners and is enormously

successful, he runs everything at Vail. David Pearson, Coral Gables, was the first public relations and marketing person here. Jim Anthony, Jim Chaffin over at Spring Island, Denny McCrary over at Sea Island, Jim Mosley flew in from Molokai Ranch in Hawaii. Ann Smith, Ann Pearson, Dot O'Quinn, Tommy Baysden from Spring Island. This is the network that's been together for some 35 years now, and I have a network or small group of people who I was with at Yale Law School, a small network from the University of Georgia.

I think you have to work hard with people either as a student or in a job or civic endeavor to really get to know them. Cocktail party acquaintances are not very appealing to either me or my wife. My wife has her own religious interests and doesn't find a cocktail party on Hilton Head appealing.

MONTHLY: That's not how it always was, was it?

FRASER: When I married Mary she was 21 years old, and I was 29. Hilton Head was going full blast. I had a hotel, a golf course, the resort was going strong, we must have had 50 or 60 generals around the place. Mary arrived, and I think I told her on a Saturday morning, oh, by the way we're having a party tonight, I've invited about 40 people she said, "What! You didn't tell me!" I said, "All you need to do is open a can of peanuts." And she said, "Not in my house!"

She was raised that parties should be beautiful, with flowers and polished silver. So Mary, at 21, began entertaining the entire establishment of the southern end of Hilton Head Island. Whether it was governors or senators or whatnot. That she knew how to do. She had been raised in Greenville by her mother to carry on social affairs with style, elan and correctness.

MONTHLY: And no cans of peanuts.

FRASER: Exactly. It was crystal and silver, and she's been trying to change me
continued on page 69

Hilton Head's Finest

LITTLE SWITZERLAND JEWELERS



PLATINUM
You'll never be the same

32 Office Park Road 785.7661
Courtyard Bldg. 118 785-6346



Looking for Great Island Gifts?
Planet Hilton Head fits the Bill!



Shelter Cove Harbour 842-9155
Harbour Town 363-5177

Balloons for All Occasions



Exceptional Products and Services
That Contribute to Making All
Occasions Memorable Ones

- Greeting Cards • Paper • Invitations
- Stationery • Journals • Albums • Notes
- Stamps • Custom Printing • Party Supplies
- Balloons • Gifts • Gift Baskets
- Picture Frames • Candles • Puzzles
- Wedding Accessories



THE STORE FOR ALL OCCASIONS

We Deliver Island Wide

1501 Main Street Village 342-CARD(2273)

Fraser, continued from page 66

to the proper awareness and proper event planning ever since. So Mary had to serve as the hostess of the island. Then we started having children and she announced that the children were going to come first and that she was not going to have parties in the house anymore, except very rarely. People thought we'd struck them from our party list and were mad at us, when in fact we had two young children who grew up to be marvelous ladies.

Mary will once every so often put on a very grand affair – debutante parties, weddings, special, special events. They are executed with professional skills and style. But then she doesn't want to do anything for months or years. She handles it in her own style. So we are not social animals on Hilton Head at all.

MONTHLY: What's on the table for Charles Fraser right now?

FRASER: I'm working right now with

one million acres of land in Florida. It's an absolute joy. The company has \$500 million in cash. It has a splendid CEO that I hired back in 1971, Peter Rummel. He did marvelous work for me back then and now I'm doing good work for him.

I worked on Disney's new town of Celebration for eight years, which is now going very nicely. It had some initial bobbles with its temporary school, but they're in a full school building now and I gave one of the speeches at the opening of the schools a few months ago. I'm going to Malaysia in a month to advise a group that wants to put together the new Sepang town.

In planning a new community you have to think in terms of, "Are people who are working going to live there, and if so, where are they working? What industries are they going to be in? Where are they coming from? What cultural background are they bringing with them?"

When there was abysmally poor public education in southern Beaufort County in 1960, we built a private school

in Sea Pines and funded half of its costs for seven years. My wife built the Montessori school and funded half of its cost for about seven years. At the St. Joe Corporation we are now addressing the issues of helping schools in Tallahassee. We have 100,000 acres next to the state capitol that will be planned. There are highly experienced designers from Sasaki working on this – great planners I have known for 20 to 35 years. We're interacting with the state government and the universities and we'll develop something that's appropriate for an area that has two major universities.

MONTHLY: Is this what's fun for you?

FRASER: Absolutely.

MONTHLY: It's work – is it also your hobby?

FRASER: Oh, yes. It's my hobby. It's my sport. After my family, it's my main interest. It's my life's professional work. I love it. 🍷

As Hilton Head faces hardship, Fraser's impact recalled

Charles Fraser's influence on the Lowcountry is on a lot of minds these days as the Heritage golf tournament he started on Hilton Head Island in 1969 struggles to find a title sponsor so it can survive.

Fraser's influence was noted prominently during the PGA Tour event in April.

A statue — "Walking The Alligator" — was dedicated to him at Compass Rose Park on Pope Avenue. The statue freezes in time an important moment for the modern development of the Lowcountry.

Fraser's family had founded the Sea Pines Co. in 1956 to sell lots and create a resort on the southern tip of Hilton Head. In the struggle to get people interested in a remote island, the small Sea Pines staff somehow got the Saturday Evening Post to come visit. In March 1962, the magazine published a story about Sea Pines. It included a picture of Fraser, then only 26,



DAVID LAUDERDALE

dlauderdale@islandpacket.com
843-706-8115

walking beside an alligator. That famous picture helped put Hilton Head on the map, and changed the economic fortunes of Beaufort County.

The new statue casts that photograph in bronze. At its dedication, more than 200 people got a glimpse into Fraser's impact on the Lowcountry.

We thank Jim Chaffin for allowing us to print his remarks from that ceremony. They are important now as the community grasps the reality that

Please see FRASER on 8C



File • The Island Packet

Samuel Arnal, 10, stands by the statue dedicated to his grandfather Charles Fraser during its unveiling April 17 at Compass Rose Park on Hilton Head Island. "He loves that (Saturday Evening Post photo of Fraser)," said Samuel's mother, Laura Lawton Fraser, "he's always imitating the walk at home."

ISLAND PACKET 8-23-10

FRASER

Continued from 1C

the Heritage could disappear, and as a mayoral task force and others grapple with the future of the community.

Chaffin worked with Fraser from 1968 to 1978 as a senior manager. He is now a partner with Jim Light, former Sea Pines president, in Chaffin/Light, which has developed communities in six states, including Spring Island, Callawassie Island and the Chechessee Creek Club in Beaufort County.

Following are Chaffin's remarks on a clear, warm morning on Hilton Head:

COURAGE, TENACITY, PASSION

By Jim Chaffin

Well, it looks like Charles is still in charge of the weather for Heritage week, doesn't it?

I've been asked to share a few reflections on the life and personality of the iconic man whose likeness we will dedicate today. It is a daunting task, not because of difficulty in finding enough to say, but figuring out what to leave out — so that we are not here at sundown.

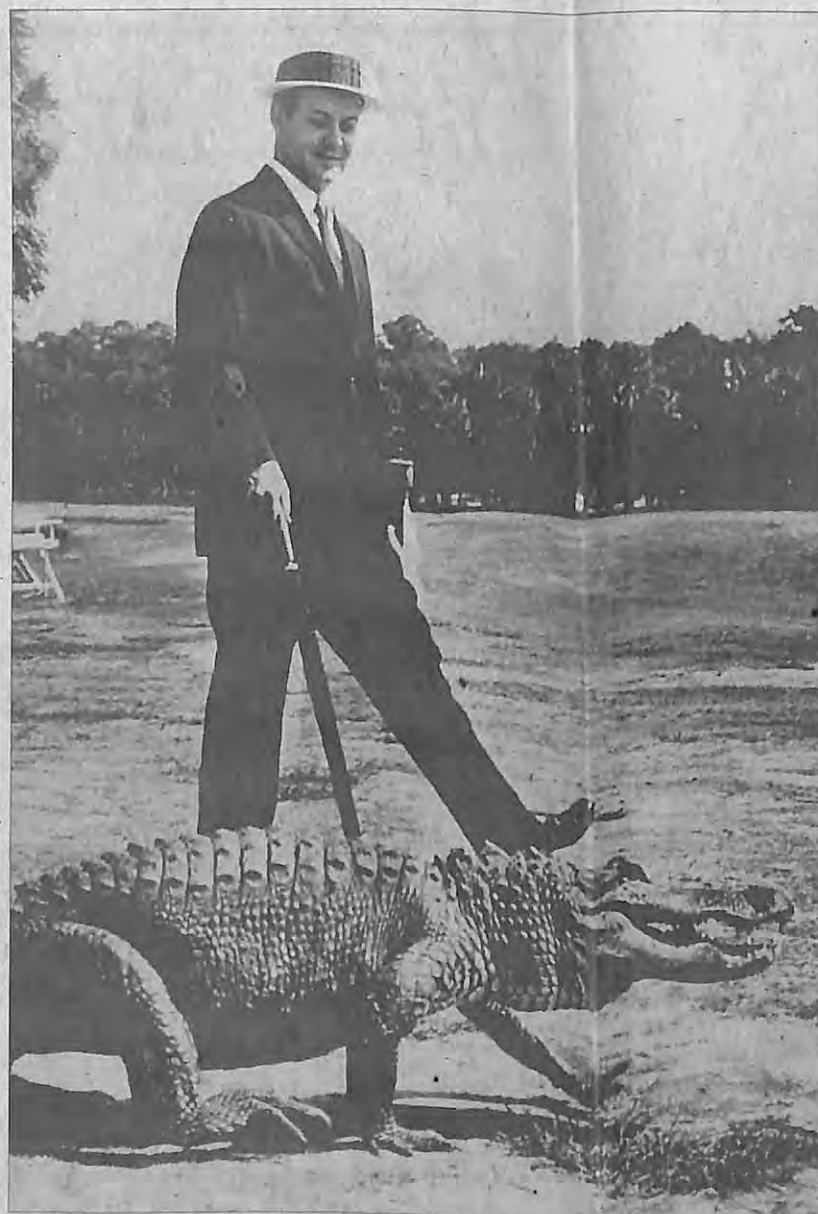
A sampling of descriptive adjectives from former Sea Pines Co. associates and friends includes:

- Larger than life
- Pioneer
- Brilliant
- Inquisitive
- Challenging
- Visionary
- Friend, mentor, advocate
- Innovator, transformer, catalyst
- Dreamer, optimist
- Courageous
- Persistent

Most newspaper and network obituaries of Charles Fraser described him as a brilliant visionary.

Brilliant? Yes. But not just intellectual depth and weight, but also breadth — and that voracious appetite for knowledge. He was a virtual data and idea sponge. Is there anything he wasn't curious about — except perhaps small talk? You got a taste of Charles' mind if you were talking about boring, mundane superficial subjects 'cause he flat left you — mentally, and sometimes physically. Anyone out there have that experience?

Visionary? No doubt. He so often



Charles Fraser and an alligator were caught on film together in this iconic image from a 1962 edition of *The Saturday Evening Post*, which featured Fraser's then-new Sea Pines resort.

saw what others didn't see.

But, how easy it is to assume that his brilliance and his vision defines the man. Not to me. He gave us other gifts. Few of us can be brilliant. Fewer still, I submit, can be truly visionary. But we can learn from and try to emulate his courage, persistence, philanthropy, faith, humor ... and an insatiable thirst for new ideas and the sheer joy of sharing them.

He was a passionate student of human nature and particularly how they pleased themselves — both historical and contemporary leisure pursuits. It was not just the master plan and architecture (which he

was passionate about) but it was the "software," the experience of being in a place ... thus the rocking chairs, the treehouse and playground and Gregg Russell singing at Harbour Town. He loved to say it was smart to be "second, first" or to have the intelligence and "moxy" to copy a great idea.

DARE TO BE FIRST

He did, however, dare many times to be first — in what at the time was a cultural and economic "backwater" environment. Consider:

- Protective covenants and deed restrictions that controlled what people

could and could not do on their home sites

- Approving what trees could and could not be removed
- Controlling the size and mass of homes and requiring landscape blending colors
- Pushing the main road back (i.e. Sea Pines Drive) four or five lots deep from the ocean
- Walkways every 500 feet along the beach to connect all residents to the beach. (That's 36 walkway easements, each 50 feet wide, or 1,800 cumulative feet beachfront — how much would 20 oceanfront lots in Sea Pines be worth today?)
- Setting aside a "managed" nature preserve
- First condominium regime in South Carolina.
- Creating Camp Sea Pines so children would become a major motivation for vacationing here (or as our marketing tag line proclaimed, "Allowing families to take separate vacations together").
- Bike trails in late 1960s (the property owners thought Charles was irrationally eccentric on this issue — yet today there are three times as many residents and guests riding bikes as there are playing golf)
- A major PGA tour stop on this small, isolated island? There were less than 3,000 people living here that Thanksgiving when the first Heritage Classic was played. (It and the Harbour Town Lighthouse were labeled Fraser's follies by smaller-minded detractors.)
- Nationally televised tennis tournaments? Same audacity to dream that.

European chefs and flambé carts in Carolina Lowcountry? How many of you fellow old-timers had your first bananas foster or cherries jubilee at the Plantation Club?

• First Montessori school in South Carolina. Charles' wife, Mary Fraser, deserves the credit for that idea.

• And who else would have a budget line item labeled "fun and sizzle"?

On and on I could go, illustrating his combination of vision, courage and persistence.

NEW VISIONS

But, most of all, and especially during the past 18 months of economic challenges, I have remembered Charles' confidence in the face of

seemingly insurmountable odds. His unbridled optimism, no matter what he was going through, particularly in difficult times.

I never heard him complain about difficulty or setbacks.

He is the mentor who taught us all the simple Chinese philosophy: Knocked down nine times, get up 10.

And I never heard him gossip about others who may have been more economically successful.

He simply always had a new idea, a new concept — another dream to follow. And I would submit that Charles lived as George Bernard Shaw suggested: "I want to be thoroughly used up when I die, for the harder I work the more I live. I rejoice in life for its own sake. Life is no 'brief candle' to me. It is a sort of splendid torch, which I have got hold of for a moment, and I want to make it burn as brightly as possible before handing it on to future generations."

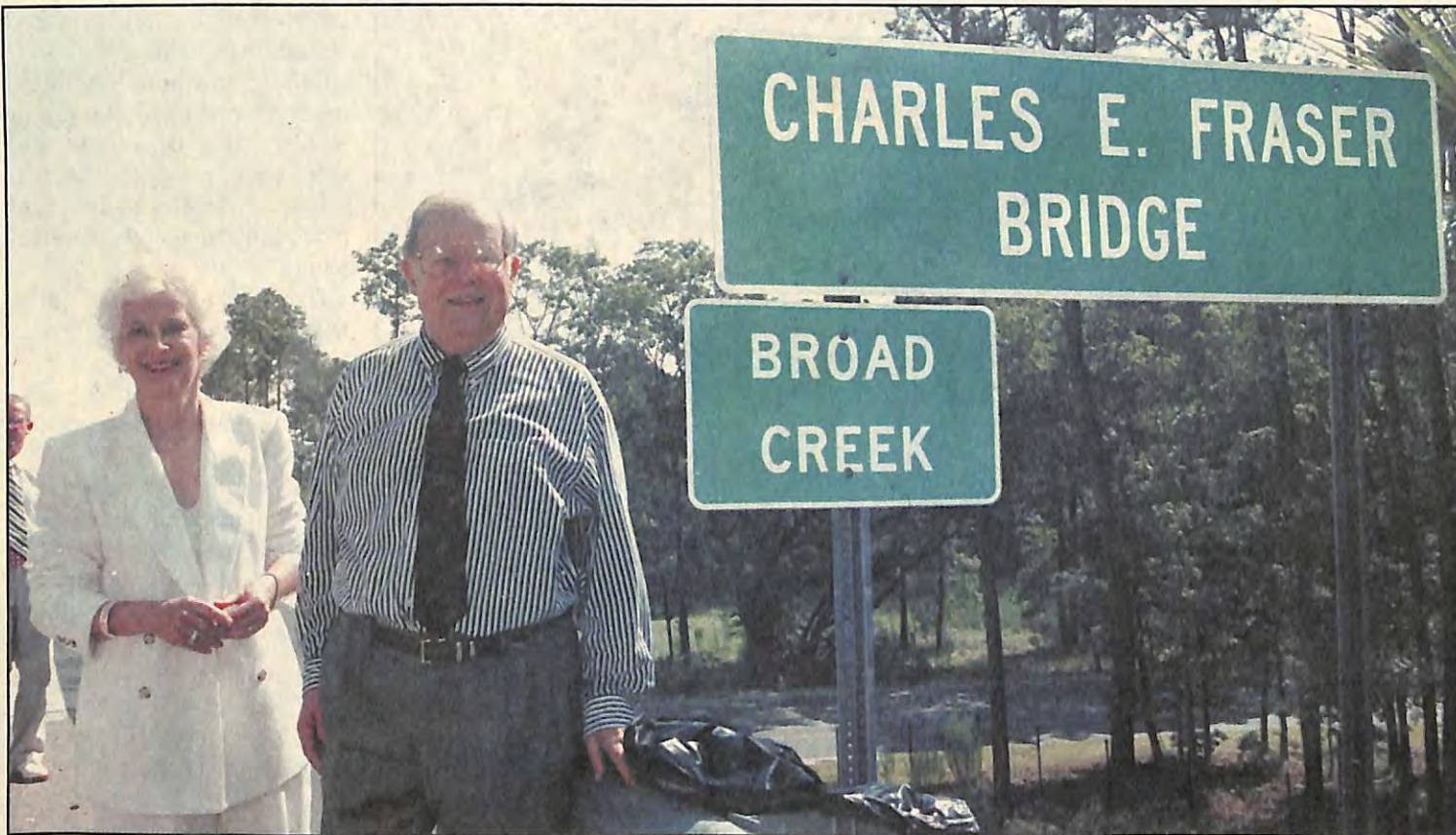
And — hand it on he did! I would say to you that Charles' legacy is not just these magnificent human settlements, these natural places that are easy to photograph and document, but rather the future generations he mentored to carry on his vision and his dreams. In fact, no one in the land-use or development industry — no one — "peopled" the industry more than Charles. But most of all, it was his challenge — sometimes his cajoling — his fervent hope for us that we create our own visions, and dream our own dreams and have the courage and tenacity to follow them wherever they lead us.

May this wonderful statue send the same message to Hilton Head islanders for generations to come.

Don't ask what Charles Fraser would want for this community. Create your own visions, dream your own dreams about what Hilton Head should be and live like today — and 20, 30, 50 years from now — and have the courage, tenacity and passion to make the vision reality.

That is the legacy Charles Fraser would cherish.

The Island Packet appreciates all written and photographic submissions from readers. All submissions become the copyrighted property of The Island Packet, which may use them for any purpose, including in print and online, without compensation to the submitter.



Mary Fraser, left, stands with her husband Charles Fraser in July 1999, after he unveiled a sign on the Cross Island Bridge on Hilton Head Island naming it in his honor.

Charles Fraser eulogized as great dreamer

'Charlie's Angels' and more than 1,000 others pay last respects to founder of modern-day resort community.

By Frank Morris

A memorial service for Sea Pines founder Charles E. Fraser drew about 1,200 people to Harbour Town to celebrate his development dreams come true, his faith and spirit, and the inspiration he gave others.

The remembrances that covered the gamut of emotions, bringing tears and laughter with the prayers, came Dec. 23, a week after Fraser, 73, died in a boating accident in the Caribbean Sea.

A Hinesville, Ga., native, he carved the Sea Pines residential and resort community out of the 5,280-acre backwoods of southern Hilton Head Island in the late 1950s, when the 42-square-mile barrier island was sparsely populated and little known, from his father's timberlands.

James Richardson Jr. -- who was 11 when he moved to Hilton Head and met Fraser, then 26, and later became his employee -- said Fraser was like

Michelangelo or Leonardo Da Vinci.

"His canvas is his legacy," Richardson said, noting it included their surroundings in Harbour Town. "He gave us vision, he gave us knowledge. He gave us Camelot.

"His legacy will live in us. He has accomplished so much and touched so many lives. We will all miss Charles. We all loved Charles."

The two-and-a-half-hour service took place by the Liberty Oak in Sea Pines Harbour Town, overlooking its yacht basin and the famous candy-striped lighthouse that some had called foolish to build in 1968.

One speaker noted that Fraser must have ordered the near perfect weather, with the sun rising from the east in a cloudless blue sky and the temperature near perfect.

Speakers recognized Fraser as the

founder of modern-day Hilton Head and the father of environmentally sensitive development that became a model for other developments on the island, which has grown to a population of about 34,000 and become one of the Southeast's most popular tourist destinations.

His wife of 39 years, Mary Wyman Stone Fraser, approached the podium near the end of the service. She talked about her husband's dreams and faith, the accident aboard the boat, and she invited people to recognize Jesus Christ as their savior and join her late husband in heaven. The couple had moved to Brevard, N.C., but kept close ties to Hilton Head.

She and their youngest of two daughters, Laura Lawton Fraser, were among other passengers -- all of whom survived -- in the 28-foot chartered Sun Dance

An Old Era Passes . . . As A New One Begins

Pioneer developer Charles Fraser remembers the good old days, in a speech he makes at the opening of the Marriott Corporation's exciting new Grande Ocean Resort, on the site of the former Hilton Head Inn.

As late as 1950, the sea islands of South Carolina were regarded as places valuable only for the pine timber you could grow on the land. My father, Lt. General Joe Fraser, who had served in two world wars, had reestablished his lumber manufacturing business after World War II.

In 1950 he headed a company, then called the Hilton Head Company, that agreed to pay ten dollars more per acre than Union Camp was willing to pay for the timber of the south eight thousand acres on Hilton Head Island - which is really Palmetto Dunes, Shipyard, Wexford, Long Cove, Forest Beach and Sea Pines. For \$110 an acre he and his associates bought the entire south end of Hilton Head Island.

All of his friends thought my father, in

In contrast, I thought it was an absolutely magnificent purchase.

I got an old jeep and went up and down the beach and all through the forest, and thought this was a super place despite ticks, rattlesnakes, and mosquitos. I found that the people who came over from Dafuskie Island and from the north end of Hilton Head to work in the lumber mills were a very delightful and interesting people, and very welcoming to us Georgia gringos from across the water. They started telling us tales which we noticed had a strong resemblance to the Uncle Remus stories which we had read as children in school. Then a wise man in Beaufort told us the Uncle Remus stories had really come from the sea islands, even though they were written by a writer from Macon.



Charles and friend.



Charles Fraser and his wife, Mary, flanked by daughters Wyman Davis, left, and Laura Lawton Fraser, right.

agreeing to pay such a premium price, had taken total leave of his senses. They worried that their friend Joe, although a very distinguished man, must be shell shocked from too much bombardment in New Guinea and France in World War II.

After that first summer on the island I went to Yale Law School, totally absorbed in Hilton Head Island. My professors and fellows students all joined in to kid me. I had to run the gauntlet of New England skepticism.

In 1953 the six-car ferry was established to Hilton Head Island and, in one of the flukes of economic planning, at the same time some old fields on Hilton Head were leased and used for tomatoes. The tomato traffic made it look like there was a tourist boom on Hilton Head. For every one tourist there were ten or fifteen tomato workers, but there was no distinguishing this fact in the economic reports that came out daily and monthly on the ferry.

And so from the tomato workers on the ferry, Jefferson Standard Life Insurance concluded in 1956 that it was a safe bet to buy a million and a half dollars in bonds to build a toll bridge to Hilton Head Island.

The island was open to traffic at approximately the time I had finished my military service in the Air *(continued on page 34)*

IS YOUR CHILD CAUGHT IN A FAILURE CHAIN?

You're not alone...
we've helped thousands of struggling students break the failure chain and achieve academic success.

Every child can learn to succeed in school- even a "failure chain: student who has been having difficulty for months or even years. In many cases, academic problems can be traced back to weaknesses in a child's basic skills.

In a few hours a week, our certified teachers will improve your child's skills, confidence and motivation to give him or her the Educational Edge.

Individual testing and tutoring in reading, study skills, writing, phonics, spelling, math and SAT preparation.



THE HUNTINGTON LEARNING CENTER®

689-2526

94D Main Street • Hilton Head, SC

1992 Huntington Learning Center Inc. Independently Owned and Operated

YOUR PETS GIVE YOU UNCONDITIONAL LOVE!



DESTY MARTIN
A FREE MAN!



DIXIE CURRY
A LIBERATED WOMAN!

Say **"I LOVE YOU"** right back to your best friends.
Give them the freedom they deserve with
VETERINARIAN APPROVED



INVISIBLE FENCING

(803) 689-9110
(803) 529-5884

(AN ERA PASSES, *continued from page 32*) Force. My mother was proud of the fact that I had received offers from Ford Motor Company and Wall Street law firms, as well as several great Southern firms, and certain I would use my legal training to work for a respectable law firm or corporate employer. But I told her I planned to come to Hilton Head Island and buy the southern end of the island from the family.

She too thought I had taken stark staring leave of my senses - that I was utterly throwing my life away on this jungle with no residents within miles.

As a matter of fact, both my mother and the bankers in Savannah were more rational than we were. At the time we started there was no telephone on Hilton Head. The electric lines had just arrived. South Carolina was regarded as the state you passed through en route to Florida. *Better Homes & Gardens* did a study of favorite American destinations and South Carolina ranked forty-seventh out of the forty-eight states. With the exception of people from Charlotte, who went to Myrtle Beach, no one wanted to come here.

Charleston today is a glittering, dignified wonderful environment of Spoleto and restored homes, but in 1956 two-thirds of the houses south of Broad Street had not been painted in sixty or seventy years. A great many of them were occupied as slum quarters, by several families per house. No former naval lieutenant who had spent time in Charleston during World War II, coming to Hilton Head to play golf in the early days, would even dream of taking his family back up to see Charleston - that dreadful place!

In fact, we had to build our own culture and we looked just about as foolish as young Britishers in the eighteenth century, going into the jungles of Africa and dressing for dinner in tuxedo and black tie, and being served by candlelight.

Sea Pines Company started out with young Smithies and Vassar graduates as its secretaries. They couldn't type but they certainly were a charming addition to the environment. Almost about all of the management were bachelors and having very attractive ladies working here was sometimes considered more important than getting the mail out on time.

No Telephone

We opened the Hilton Head Inn in the winter of 1958. There was one big problem. We opened the inn without telephones.

Well now, you might say you've got cellular phones and short wave radios and all those things. We didn't. The only thing that was legal then was a radio-telephone system where they would have thirty people on the line - and so all the plantations and operations on Hilton Head shared the same radio-telephone channel.

And no one would get off that line if they once got that line. These plantation managers would telephone their friends about every quail that had been shot the preceding three days, what coughs and colds their children had, who was expected and when in the next month. And they *wouldn't* get off the line when we were trying to order roofing materials or toilet plumbing or food for the kitchen to operate the

archadeck®
America's Deck Builder™



© U.S. Structures 1991

Custom Designed

- Decks • Walkways
- Gazebos • Expansions

Highest Quality Materials
Written Warranty

Call today for a free home consultation.

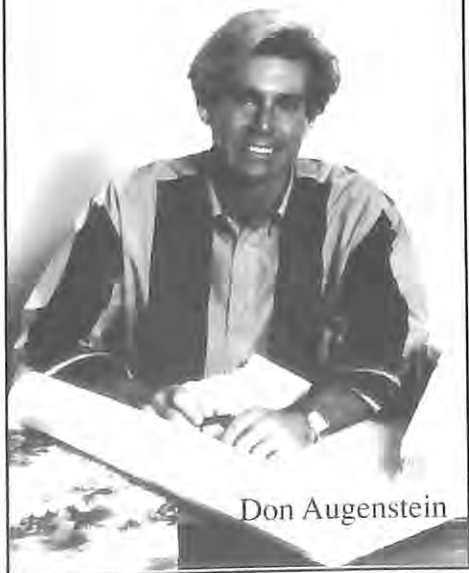
785-3325

9 Office Park Road • Suite 930
Hilton Head Island

BY DESIGN
BY DESIGN
BY DESIGN

Personal Service
Individual Attention

785-4883



Don Augenstein

Hilton Head Inn. It was a great day when we finally got telephones in the late fall of that first year of operations.

Year-round Resort

We opened and we were running. The only difficulty was no one wanted to come here in the winter. We were determined that we were a year-round resort. Sea Island was a year-round resort, but they had started with more money than we had. That first winter, we barely had enough money to buy the coffee. We were living from hand to mouth. People wonder why we were selling lots at \$10,000 on the ocean. They weren't going very fast, so we raised to price to \$12,000 and they still didn't go very fast.

Years thereafter, when home sites went to catastrophically high levels of \$35,000, people of wealth in South Carolina would say to me "If I had just bought one of those \$10,000 lots I would have had it made." And I'd say "Well, buy one now at \$35,000." And they'd say "Well, it's got to go down!"

So anyone who we didn't sell the first year they came - because we were raising prices each year - literally would never buy again. The number of people who almost bought and didn't buy would say to me fifteen years later, "Charles, why didn't you sell me?" And I'd say, "I *tried!*"

All of us tried - very hard. We needed that money to meet that week's payroll and pay for golf operations. Literally. The first winter the inn was opened we literally went for seventeen weeks with only two people in the house.

The First Golf Course

It was a long slow winter. We were struggling to sell enough lots to keep the hotel open. Then Jim Self, the second generation head of a large textile company, and Francis Hipp, the second generation head of the state's largest insurance company, greeted me at Augusta National, in the trophy room (I was very proud of my trophy room badge, that my old boss, the general counselor for the Augusta National, had given me) and

they said "why don't you build a golf course down there?"

I said I had it in my master plan and that we might be able to build nine holes first and then within five years we could raise the money to build the second nine. And Jim Self said, "Well, both of us are on the State Development Board, both of us would like to see South Carolina get an outstanding resort, and unless you have an eighteen hole golf course you really don't have a coastal resort. So - we'll think about it."

I expected to go through week after week of legal documentation, but a few days later Jim Self phoned and said "What about a lot swap? We'll put up all the money for the golf course if you'll swap the lots for building the course at fifty percent."

And I said okay, expecting to start drafting legal instruments, getting everything ready and prepared to go up and spend two or three weeks up in Greenwood negotiating the deal.

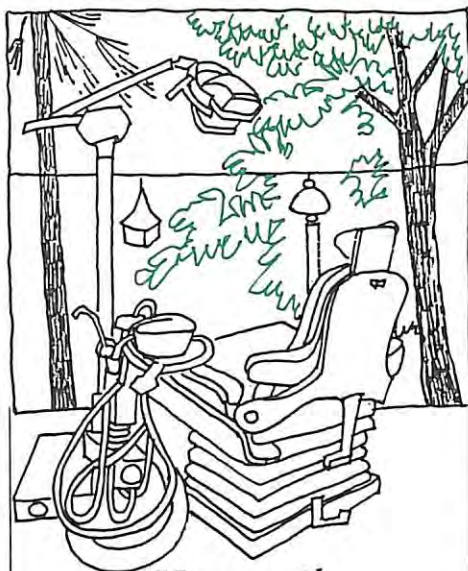
At six a.m. the next morning there was a huge rapping on my door and there was Jim Self's head of construction, and he said "where do we put all the power graders and drag lines and Caterpillar tractors that we've got out there on the lowboys?"

Well, I quickly got up - normally we didn't get up until eight or nine a.m., because we stayed up late - and there was a fleet of fifteen lowboys all loaded with heavy equipment ready to build the golf course.

And so we started building a golf course when there were only seventeen houses in Sea Pines, and the average winter occupancy at the Hilton Head Inn was about five percent.

All this did help, but it didn't help very much. Finally we decided we had to have some publicity. Actually, we had been struggling to do this for some time, but we really didn't look very credible to national magazine editors. We just looked like raving idiots coming out of the jungle, even if we had on rep ties and Brooks Brothers suits and all the other attributes of moving around the clubs of New York.

(continued overleaf)



*Your smile
is the most convincing
form of communication.*

WILLIAM G. STURGIS
D.M.D.
Professional Building Suite 202
Hilton Head Island
842-3555

**For True
Enchantment
and Endless Fun**

**THE
MAGIC
PUPPET
AND
TOYS TOO**

**Specializing in:
Unique Toys • Books
Baby Gifts •
We Wrap • Deliver
& Ship Anywhere**

**Our personal service to you
means everything to us!**

**Located in
Coligny Plaza**

785-3280

Swaying Palms

The palm trees that you see and hear around the Marriott site today are not local to the beachfront. The site was pretty barren, as it had been part of the island where we cut the pine trees. Beginning down at the oceanfront edge of Sea Pines was where we saved all the virgin forest but from the Sea Pines edge north we had cut the trees to pay off the mortgage.

Before we opened the inn, my mother came over and saw that we were installing palm trees on the site in straight, rigid rows like soldiers at attention. "Palm trees don't grow naturally that way," she said. "That's the wrong way to plant palm trees. There are supposed to lean around as though they had grown up with winds and rain."

So my mother tried to make the workers let the palm trees lean on the site as if they had grown there for one hundred years. But as soon as she would leave, the men would come back out and straighten up the palm trees.

Then, we didn't have any shrubbery - azaleas, and other things - and my mother said, "Charles, you need shrubbery," and I said, "well, we don't have any money," and she said "I told you not to go to that island."

So every week my father and mother would drive over in their car, and following their car would be a flatbed truck loaded up with shrubbery. We fortunately had very extensive gardens at our home in Georgia, and my two aunts had extensive gardens at the house next door, and so all the family members would contribute plants to young Charles, living on that island with the rattlesnakes.

I married Mary Stone in 1963, four years after the opening of the inn. My wife and I and our children have extremely fond memories of the Hilton Head Inn site, and the Hilton Head Inn operation. It was the first full-service facility on the island (the Sea Crest was here with eight rooms, but eight rooms wasn't exactly a resort).

We opened with a small conference facility - not nearly big enough - we opened with a small kitchen and a small dining room - not

nearly big enough - because the Hilton Head Inn (or the William Hilton Inn, at that time) was the total social center, the total church center, the business center of Hilton Head Island. There was no other place for the beginning settlers who were buying lots and building houses to congregate. So, the churches met here, the Audubon Society met here, everybody had their birthday parties here, anything that was going on of note requiring any space (and there were no mansions at that time) was all held at the Hilton Head Inn and all of the new people on the island would come to take part.

Famous Visitors

South Carolina had its turn of occasionally having to nominate the site for governors' conferences and when the governor of South Carolina would make a pitch for organizations to come to the state he would send many to Hilton Head Island. So we had a stream of Southern governors' conferences, and Republican governors' conferences, and Democratic governors' conferences. Two presidents have visited here - President Ford and President Carter - and a whole stream of Secretaries of State - Henry Kissinger, Cyrus Vance, and others have vacationed on this site in the early years.

We helped to increase the birth rate among the elite young families of Charlotte and Greenville. People tell me "well, you know we decided to have one more child when we were walking up and down the beach." And so nine months after the trip to the Hilton Head Inn, there was activity in the maternity hospitals of Greenville and Charlotte and other places.

Drag Racing

Highways are full today but as recently as 1968 Robert Graves, Donald O'Quinn and Marty Colleran, who were building all the golf courses in Sea Pines and elsewhere building the new homes on the island, had the highway to themselves. All the workers left at five o'clock and by six o'clock the road back to the bridge was empty, and so they

would have drag races down the road with their pick-up trucks running side by side, totally blocking the road. Fortunately, they would not meet at car at six o'clock in the afternoon on what is today the William Hilton Parkway.

Their pickup trucks would speed to between eighty-eight and eighty-nine miles an hour and at that point they would start shaking so much you really couldn't push them any further - but that indicates how silent Hilton Head Island was.

Bargains

We started out in the first phase in Sea Pines by raising the price twenty percent above the prices of nearby South Forest Beach. The first oceanfront lot was \$5,300. You have to remember that back in 1956 you could get a Cadillac for about \$3,200. Our second row lots were \$3,500 and our third row lots were \$2,700. All the other lots were \$2,400. So this was the price range during the first months of business in Sea Pines. And we couldn't sell them!

Bennett Brown, who served as an outstanding chairman of C&S Bank and who had been a classmate of mine, came down and drooled over a \$3,000 lot on Calibogue Cay, and has several times told me that no way could he have bought that lot at the time - it would have more than a years salary. Salaries, and everything else, were quite low at that time, so don't think in terms of what \$5,000 can buy today.

Publicity

We literally did not have the money to buy space in national and regional magazines. So we had to push for stories and articles, and we did every conceivable thing.

We discovered that the naval commander for the Atlantic Fleet was a direct descendant of the admiral who had been in charge of the battle on Hilton Head. So we said that surely the Marines, who had played no role in the Civil War other than on Hilton Head, needed to have their day in the sun of the 1961 Civil War commemoration. So we persuaded them



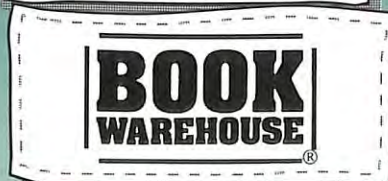
A Sophisticated Update for a Home Built in the 60's.



Landscape Garden Design by Pat Karthaus 803-689-2720

Residence of Mr. and Mrs. S. Hickman

All Great Names. All Factory Outlet.



BABY GUESS and BOSTON TRADER KIDS NOW OPEN!

True factory-direct savings every day at the area's largest Outlet Center with over 40 brand-name merchants. Call for a free brochure.

LOW COUNTRY FACTORY OUTLET VILLAGES



Another Charter Oak Partners Property

Hwy. 278 at the Gateway to Hilton Head • MON-SAT 10am-9pm • SUN 12-6pm • (803) 837-4339

Write down those Fraser fables; maybe they'll multiply

There wasn't much happening on Hilton Head Island when Tim Doughtie's family moved here in 1962.

Mankind itself was a rare sight on the island at that time, and Doughtie was an even rarer breed. He was a teenager.

In the afternoons, Doughtie would go up to the "executive offices" of the fledgling Sea Pines Co., hoping to get someone into a tennis match on the island's only court. The offices were actually a house on Green Heron, near what we now call the Ocean Gate.

It was from this house that young Charles Fraser and his assistants would plot the quixotic schemes that would eventually start an avalanche of growth in the Lowcountry and vault tourism into South Carolina's No. 1 indus-

try. But nobody knew any of this at the time. Fraser's resort was better suited for a rattlesnake roundup than the international golf and tennis tournaments he envisioned.

Fraser's death last week in a boat accident has everybody telling stories about him. They are legion.

One day as Doughtie sat flipping through magazines in the executive office, it occurred to him that he was overhearing the company's annual meeting. When it was finished, Fraser stood to provide the summation.

"Gentlemen," he pronounced. "We have under-borrowed."

Doughtie said it would take a



David Lauderdale

dozen years, when the over-stretched resort industry nearly tanked during the energy crisis, for him to fully appreciate what Fraser said.

You have to wonder, now that Fraser is gone, if future islanders will know these stories.

Donald O'Quinn worked with Fraser almost from the beginning, building roads and putting in water and sewer lines. When it became necessary, he learned how to build golf courses, too.

Golf is a hard game, but it was especially hard on Fraser.

"We were playing the Sea Marsh course," O'Quinn recalled. "After about two holes I looked around and Charles wasn't there. Finally, I heard something over in the brush and there he was, stomping around in the woods.

"I went over and said, 'Charles, uh, I think it's your shot.'

"His answer was, 'Tell me, can we build a road through here?'"

You wonder if future islanders will know that Fraser could control the weather.

This was first noticed in 1970 during the second Heritage Classic golf tournament. It was noticed again on Saturday. Friday was a day of frenzied winds and rain in the Lowcountry. But on Saturday, when 1,000 people sat beneath the Liberty Oak at Harbour Town for Fraser's memorial service, the skies were baby blue. You could see the Talmadge Bridge in Savannah glistening all the way from the Charles E. Fraser Bridge on Hilton Head.

Back in 1970, the Heritage was played in November. Some golf

fans sat in their cars to listen to the Carolina-Clemson football game, while others sat in their cars to stay warm. Still, the golf tournament was the island's big chance to show the world that Fraser's wild notions of a beautiful community could come true. And the forecast for the weekend was for rain, rain and more rain.

By midday Saturday, the skies over Hilton Head were black, the clouds dipped low and you could smell rain the air.

The debonair John Gettys Smith, who was then the tournament chairman and Sea Pines vice president for public relations, recalled last week: "I kept calling Delta, who sponsored the tournament, and their weather department kept saying, 'What do you mean, is it going to rain? It's got to be rain-

ing there. The whole southeastern United States is in a downpour.'"

Suddenly, in almost biblical fashion, the clouds over Sea Pines parted, giving way to skies like we saw Saturday. All eyes immediately turned to Fraser. Had he sold his soul to the devil, people wondered, or did his beautiful wife, Mary, get blessings sent from above?

According to The Packet at the time, Alicia Hack best expressed the sentiment of those happily surprised by this bizarre turn of events.

"Charles Fraser must have made a human sacrifice of John Gettys Smith," she said.

The fables and foibles of Charles Fraser must never be forgotten.

And that's that.

David Lauderdale is editorial page editor of *The Island Packet*.

UP CLOSE AND PERSONAL

CHARLES FRAZER

With

by Lynn King

Whether you're a resident here, have visited Hilton Head Island in the past, or you've simply watched the CBS SPORTS coverage of the MCI Heritage Classic some April, you've been touched by the vision of Charles Fraser.

IE: Each spring, the MCI Heritage Classic reminds us of your vision many years ago to develop Sea Pines, start a professional golf tournament, and put Hilton Head Island "on the map". Did you ever dream of such notoriety for the tournament back then?

FRAZER: Well, we hoped it would become a notable tournament. I had grown up working for a law firm in Augusta - the Hull firm - which was, and still is, the general counsel of Augusta National. So I was certainly aware of the traditions of that event. While we didn't want this tournament to copy anyone else's, South Carolina being the real place where the first golf clubs and golf balls came to America from Scotland in 1746, we could and should incorporate that theme into a golf tournament in Sea Pines.

IE: How did you learn about the evolution of golf coming into South Carolina - and more specifically the Port of Charleston?

FRAZER: While I did not know all of the facts when we started, I did know that the first organized golf club was documented some forty years later in Charleston. It was actually written about in the Charleston yearbook of 1786, of which I had a copy.

(Continued on page 52)



"My favorite venue is Harbour Town. It's a favorite spot which my wife, Mary, and I worked very hard together to design."

River Hills, to name but a few. ISLAND EVENTS was able to catch up with Charles Fraser recently and chat with him about a sundry of topics, from his own notoriety, to the state of affairs on Hilton Head today. While his work continues to take him away from Hilton Head, it's obvious that his

best of Hilton Head Island. His vision to create an unparalleled resort community which carefully balanced the natural environment with environmentally sound development concepts has proven to be the cornerstone of many other renowned communities, including Amelia Island, Kiawah, Palmetto del Mar and

Head Island. Fraser's name continues to be synonymous with what is the best of Hilton Head Island. His vision to create an unparalleled resort community which carefully balanced the natural environment with environmentally sound development concepts has proven to be the cornerstone of many other renowned communities, including Amelia Island, Kiawah, Palmetto del Mar and

Known as the "founding father" of Sea Pines Plantation, and thus Fraser, and the Fraser family, are credited with masterminding the planned communities of Hilton Head Island, Charles Harbour Town, and thus Fraser, and the Fraser family, are credited with masterminding the planned communities of Hilton Head Island. Fraser's name continues to be synonymous with what is the best of Hilton Head Island. His vision to create an unparalleled resort community which carefully balanced the natural environment with environmentally sound development concepts has proven to be the cornerstone of many other renowned communities, including Amelia Island, Kiawah, Palmetto del Mar and

destinations today. the forefront of world-class resort that keeps Hilton Head Island in the 1950s and his precedence created this resort community in inspiration of Charles Fraser that plantation communities, it was the craftsmanship of the island's Harbour Town to the lighthouse and yacht basin of the grandeur of the world-famous preserves to the pristine sands along the Atlantic Ocean, from Island's marshes and nature From the serene beauty of the

I also commissioned people to "pour over" all the records in Charleston looking for information of golf meetings placed in newspapers, and reviewing property records of Charlestonians (when they died) to see if they listed "golfer sticks" and "golfer balls" in their estates, along with furniture and other property. And, we found that "Yes" they did! So, we knew absolutely, despite all the noise from some of the writers in New York who asserted that golf started some 100 years later in New York, that golf *did* in fact come to America from Scotland, via the Port of Charleston!

We picked up on that Scottish heritage and incorporated it into the tournament in a number of ways. Through some friends, we met a wonderful man, Laurie Auchterlonie, who along with his brother has a golf museum in his honor at St. Andrews in Scotland. He helped us establish some authentic Scottish traditions such as the cannon firing when you "play in" the "captain of gentlemen golfers". And, since I love bagpipe music, I was quite pleased to keep the Scottish connection through the use of bagpipers.

My memories of the first Heritage parade are quite vivid, with Mary and our two daughters clad in Scottish kilts, joining my brother, Joe, and me, marching to the beat of the bagpipers. Actually, at the first parade, there were more people in the parade procession than there were spectators at the actual tournament.

IE: Much has been said, and written, about the Harbour Town Golf Links, the venue of the Heritage. How do you feel the course presents itself today differently from the first Heritage?

FRASER: Well, first of all, Harbour Town Golf Links is in superb condition this year. Sea Pines Associates have done an outstanding job in allocating the monies necessary to make the necessary improvements to allow the course to be maintained in top playing condition.

They've upgraded the irrigation system to replace the outdated system installed in 1969. They have undertaken the task of pruning the trees which over the years had overgrown much of the course. They have put the golf course largely back into the same great condition, as it was designed originally to be by

Pete Dye and Jack Nicklaus.

IE: What role do you feel the Heritage has played in the acclaim and notoriety that Hilton Head now enjoys?

FRASER: What has happened with the Heritage, is that continued, expanded television coverage over the years, and the vital corporate sponsorship by MCI Communications, has helped this tournament reach a very fine audience - nationally and internationally.

However, I think there are three things which are have caused Hilton Head to change from the very slow, gradual growing area it was from 1956-1974. Years ago, we had no big budget to put beautiful pictures of Hilton Head Island on the national scene (since that required TV). We had no hospital here at that time and the growth of services was still quite limited for retirees and others who might consider living here.

With the establishment of the Heritage golf tournament, moving onto television, Hilton Head Island was beginning to be introduced to the world. And, by the way, network television did a marvelous job of photographing and portraying Hilton Head with its egrets, deer, sailboats, waterways and gorgeous sunsets. They sent the right pictures out there to share this wonderful venue with their audiences.

Then, Hilton Head Hospital opened up in 1974-1975. It provided a new way to unite this community. Hospital volunteers had to come together or the hospital would have been a short-lived institution. At that time, there were simply not enough residents to support the quality of hospital which had been built.

Additionally, the evolution of services, which occurred in the mid-1970s, suddenly made Hilton Head Island an attractive place for retirees and others to choose to live. So, the tournament, the hospital, and the community services created this "change pattern" on Hilton Head where we grew from about 3500 people - to 12,000 - 15,000 - 19,000 - 25,000 - to probably more than 28,000 people today!

IE: As a leader of development here on Hilton Head, what do you think has made the difference in how this community looks in comparison to other places?

FRASER: As a location, Hilton Head Island has been blessed with the work of excellent

landscape architects - who are the only real "planners" in America. If your college degree is in planning, it means you write reports and put out tons of paper documents. However, if you are to actually design things - where there are to be roads, parks, playgrounds, houses, golf courses - that's the function in our society of a trained landscape architect. Here on Hilton Head, beginning with the Susaki firm who worked on Sea Pines, Ed Pinckney's firms and others like them have planned about 75% of Hilton Head Island. This encompasses the typical planned communities, which we refer to as plantations.

IE: But, what of the other 25% of Hilton Head?

FRASER: The other 25% of Hilton Head Island has been divided into about 300-400 small parcels owned by native Islanders - our farmers, shrimpers and others whose families have made their homes here for generations. Their parcels are in sizes too small for any one individual to plan for water, for sewage and for roads. The only way these Islanders are going to get the proper infrastructure in their neighborhoods of water, sewer and roads is for there to be "neighborhood planning" - by landscape architects who talk individually and collectively with these land owners.

Now, that's an expensive, time-consuming process, and the Town is perhaps the *only* entity to fill this function. Presently, the Town of Hilton Head has literally stacks of regulations with which everyone who wants to do anything here has to comply. All at great financial expense, I might add! You need an engineer, a lawyer, a landscape architect and others to prepare very elaborate documents that you must present in order to go through the Town's "Yes or No" process.

For native Islanders, there's no possible way to fund this tedious preparation to get you to the point of asking for a "Yes or No" regarding growth and services, much less to fund the work if approved. In order for services to reach these "neighborhoods", planning has to be done. You don't put a sewer line in without going from Point A to Point B. And, somebody has to draw that line. That's the role, I believe, that Town government should commission (Ed Pinckney's or (Perry) Wood's organization to work with these neighborhoods

to draft plans so that each neighborhood is a participant in the preparation of its own roads, water, sewage and land use development.

IE: There seems to be on-going debate relative to the growth and development of Hilton Head. Do you feel there are enough laws in place to protect the Island from certain "over-development"?

FRASER: Actually, we do need to pass some rules, which I believe are not effectively in place, that says you can not tear down an old condominium project and re-build a project five times more dense than the original. For example, it would be *very* destructive if in Harbour Town, someone could acquire *all* of the Schooner Court units facing the water, tear them down, and build a six-story complex on that same site. We don't need that to happen in Sea Pines, in Forest Beach or anywhere on Hilton Head Island. The bottom line is that Hilton Head should have a ceiling of about 35,000 - 37,000 dwelling units on the Island. Then, we can properly plan our roads, water and other services around that number and quit arguing about development.

IE: Then, how do you feel about the pundits who claim we should "stop all growth"?

FRASER: Presently, some residents fear that the Island is going to triple in size and we must "stop it" from happening. They're saying that putting up good signage to the Island will cause more people to find us! They say we can't build softball fields and playgrounds for our children, because people might come here because of the softball diamonds!

We actually deprive ourselves of all sorts of commonly used services and facilities that other communities enjoy, by the incessant arguments over growth. The same land-use covenant system that has worked all these years in Sea Pines could work for all of Hilton Head Island, enabling us to focus attention on doing good things for ourselves - and our children - rather than bickering about growth.

IE: Mayor (Frank) Chapman has been one of the opponents of additional recreational areas on the Island. How do you feel about his views?

FRASER: While, Mayor Chapman can have

(Continued on page 80)

INTERVIEW (cont. from page 53)

his personal views on any issue, he must remember that as Mayor of Hilton Head he represents everyone. Of course, I know 75-year old mayors aren't necessarily interested in softball diamonds, since they haven't played softball in fifty years! But, we should not then say that nobody gets softball diamonds, because 75-year olds don't play softball.

I am particularly disappointed in the Mayor's hostility towards childrens' recreational areas (ballfields and playgrounds) and his hostility towards the Cultural Council's Performing Arts Center. As a politician mayor, he attempted to win votes from the most angry, most unreasonable and most selfish elements of this community by opposing those things which other larger factions of this community genuinely need and deserve for a quality of life.

To, in principal, be against softball diamonds and the Cultural Center is simply rudeness, selfishness and pig-headedness. And, unfortunately, that's part of the penalty we all pay for having a democratic government.

IE: Are you surprised at the turnover in the Town Council majorities since Hilton Head became a Town?

FRASER: Not really. I remember when the Town was being proposed back in 1981, I said we'll exchange Town Council majorities every two years between the "carpenters" party and the "no noise" party -who don't want the "carpenters" to build a house on the lot next door to theirs. That's an inevitable conflict of attitude around here. We ought to recognize, however, the inevitable and not get so angry and mad with people who have a different viewpoint - because those different viewpoints are inherent in the nature of why we are all here.

If you are a doctor at the hospital, and you don't have enough patients to fill out your specialty, then you want more people here in order to increase your patient load. On the other hand, if you have just retired and settled into your home here, which used to be your vacation house, you no longer write letters to your rental agent saying "Get me more rentals!" - instead you write the *ISLAND PACKET* and denounce the house next door for being rented too much!

IE: Do you see any trends as a result of this

last Town election?

FRASER: Well, Mayor Chapman's tenure is probably apt to be just two years. We may well experience the largest voter turn-out in history in the next election. Don't be surprised to see the parents of young children, users of playgrounds and recreational areas, who haven't voted in the last eight elections, turn-out to cast their votes. And, look for patrons and supporters of the cultural arts in this community, who also haven't voted regularly in Town elections, to get out and vote. I think this election helped people realize the importance of each and every vote and that the outcome does matter to all of us!

I would venture to say that a great many people who in fact did vote for Mayor Chapman are now horrified by some of the things he's said and done and don't feel that he truly represents their viewpoints at all. I would be deeply surprised if most of the Mayor's supporters were against such things as the cultural arts and the recreational needs of the youth on this Island.

IE: Speaking of growth, how do you feel

(Continued on page 108)

THE HILTON HEAD
PLAYHOUSE

Stirring, Award-Winning
American drama by
AUGUST WILSON

**8 PM APRIL 20
- MAY 14
3 PM MATINEE
SUNDAY, MAY 1**



FENCES

For Reservations 785-4878
Dunnagan's Alley at Arrow Road

INTERVIEW (cont. from page 80)

about the off-Island developments to be sparked by Del Webb and Union Camp?

FRASER: First of all, it's not Del Webb or Union Camp alone. It's the developments that will be triggered. Del Webb and Union Camp are wonderful corporate neighbors and we should be very happy they've chosen this area in which to spend their time and money, but the bottom line is more will follow because of the appeal of Hilton Head.

I'm very much concerned about us "going to sleep" on what's going to happen over the next 20 years off of Hilton Head Island. There needs to be a few key rules established regarding the highways off of Hilton Head Island. Otherwise, traffic and congestion along the corridors to the Island will become unmanageable. For example, if you are driving to Beaufort from the Island, and someone builds a commercial facility on the left side of the road, you will have to stop in your lane, yield to oncoming traffic to make your left turn, and hold up all the traffic behind you while you wait to cross the road. Now, you can solve that problem, by saying that no one can build a commercial facility along any of our major traffic corridors without also paying for the additional turning lanes and acceleration lanes to accommodate the increased traffic needs arising from the commercial development. These "traffic management road surfaces" would be a requirement of the developers of commercial sites. Without this traffic mandate, the travel times between Beaufort and Hilton Head will likely double!

I also feel a mandate for a 30-foot belt of pine trees - a buffer if you will - in front of all future developments. This would preserve the aesthetic beauty we now enjoy and offer a continued natural forest vista rather than having concrete buildings and parking lots be norm.

IE: What do you envision will be the next thrust of growth for Hilton Head?

FRASER: The biggest thrust I foresee is in about fifteen years when the first of the "baby-boomers" begin to reach retirement age. If you were born somewhere from 1946 - 1954, you are still in the peak of your working career. But, in fifteen years, you'll be reaching retirement and since you "grew up" seeing and visiting

Hilton Head, you'll think of retiring here. I feel this surge of "baby-boomers" retirees will create another two Hilton Head Islands behind us. In time, if communities around here are planned well, these "baby-boomers" will choose to retire here.

IE: While your heart and soul is still here in Hilton Head, it's obvious to anyone who knows you that your development visions must be at work somewhere else. Could you share some of your current projects with our readers?

FRASER: There are a number of things I'm working on - and I'm having quite a lot of fun with them. I'm working on a 20,000 acre new community in Central America called Bollees. A marvelous barrier reef, the second largest in the world, comes within 1/2 mile of an Island called Amerges Cay. There's a wonderful town there called San Pedros, which has grown from a small fishing village into a lovely little resort town. There's no water or sewage system in place. I'm working on a master plan for private investors and the Central American government to plan for a vast amount of undeveloped tropical forests. There'll be parts set aside for biospheric reserves, nature parks and the like.

Additionally, I'm working on a small island off the coast of Biloxi, Mississipi, called Deer Island. It will require the building of a 1/2 mile long bridge - which is clearly possible. I'm also having fun with the Disney organization helping plan for their new town of "Celebration" which is scheduled to open on July 4, 1996 - which is quite soon.

IE: Speaking of Disney, what do you think of the proposed Longview Island project, and the "scrapped" Leamington project which received such criticism?

FRASER: Well, it's perfectly understandable. People are always afraid of things they haven't seen before. The actual land use would have been exactly like the condominium/villa projects already built in the Leamington area. The people who would use them would be just like the people who visit the Hyatt, the Hilton, and other rental properties in Palmetto Dunes.

I feel that, unfortunately, the critical factor against the project being built in Leamington was the a dispute over "lost" real estate commissions which Dunes Marketing real estate salesmen were not going to get on the

INTERVIEW

Disney Vacation Club units because Disney staff would have handled those sales. So, Greenwood Development was pressured not to shift allocations from a standard villa, that could be sold by Dunes Marketing salesmen, into a Disney 2 BR/2BA unit which could not be sold by the same Dunes Marketing salesmen. So, it was really a "scramble" over real estate commissions that created such a lobbying force which in turn generated all the hoopla!

While vested interests like that are understandable, I'm glad to see that Disney will have a very attractive development on Longview Island (in Shelter Cove), which will actually be 1/5 the density originally planned for that site. And, that number will reduce the total traffic number by 80%. The plans also include a new beach club to be built, which will be accessible to *all* Palmetto Dunes residents. So, in the end, it's a real win-win situation for Palmetto Dunes owners and all of Hilton Head.

IE: The timeshare market has been a boom around the country. How do you feel about its impact here?

FRASER: It's interesting, that for 25 years we struggled to rent accommodations to vacationers from September - February, and found it very difficult for restaurants and other services to maintain their operations during this "slow period". However, Ed McMillan's timeshare concept (known as Marriott Ownership Resorts) was able to persuade people to buy timeshares down here during this "slow period". And that has helped golf, tennis, real estate, food and beverage businesses and others by spreading visitors out on a year-round basis.

IE: We've dealt with some of the controversies facing this Island. What do you highlight as some of the positives we have going on here?

FRASER: You're right. It seems that all of us, led perhaps by the media, seem to focus too much on controversy. Unfortunately, the daily (print) media is quite oriented toward controversy these days and they'd rather print a complaint letter from an irate Islander to stir the emotions of others instead of sharing a story about what good is going on in the community. I know controversial headlines

must sell newspapers, just look at the slanderous attacks on Dr. Raiko Medenica by the *PACKET* in recent months. I could give an entire interview in support of Dr. Medenica and the cancer treatments he's provided me. But, it seems he is yet another victim of sensationalism to sell newspapers. It seems Hilton Head was a more content, courteous and peaceable community before the arrival of controversial, slanderous, knee-jerking headlines in our papers.

It's good to read about such projects as the Volunteers in Medicine Clinic and the good work of retired physicians who are willing to provide medical care to Islanders who cannot afford it.

It's also heartwarming to see how the community comes to help such entities as Hilton Head Preparatory School. When the school desperately needed financial support, the Sea Pines Property Owners Association and Community Services Association, came to the rescue and purchased parcels of land from the school. That's but one example of how Islanders support the schools in this community. Parental and business support of the public schools will continue to be the force that pushes for the best in facilities, teachers and programs for Island youth.

IE: It's become a tradition to ask our interviewees what they feel makes Hilton Head such a special place. As a "founding father" of this community, what stands out in your mind when you visualize Hilton Head Island?

FRASER: My favorite venue is Harbour Town. It's a favorite spot which my wife, Mary, and I worked very hard together to design. At the time, I was not yet busy with other projects like Amelia Island, Palmes del Mar, or Kiawah, so I was able to focus my efforts with Mary, over a long period of time, to plan Harbour Town. I'm pleased that the images of Harbour Town and the lighthouse have introduced so many people around the world to the beauty of Sea Pines and Hilton Head.

Still, today, after all these years, to see people in the red rocking chairs, kids playing on the playground, the bustle of boats in the harbour, and people browsing the shops, it is, by far, my favorite vision of Sea Pines and Hilton Head.



**The Charles E. Fraser
Bridge Dedication Ceremony**

July 26, 1999



CHARLES E. FRASER

On January 22, 1998, the Cross Island Parkway officially opened. At the Cross Island Parkway Dedication Ceremony, Mayor Thomas D. Peebles announced the idea of naming the Cross Island Parkway Bridge after Charles E. Fraser, a Hilton Head Island land design professional who first proposed more than 40 years ago linking the Island's north and south ends.

Charles E. Fraser is best known for his environmentally sensitive land use design of Sea Pines Plantation, a world-renowned resort community. Other communities planned under Charles E. Fraser's direction include Amelia Island, Hilton Head Plantation, Kiawah Island Resort, River Hills Plantation, and areas outside the United States.

Not only is Charles E. Fraser a pioneer in planning and development, he is a leader in civic and public service. Charles E. Fraser currently resides in Sea Pines Plantation with his wife of 36 years, Mary Wyman Stone Fraser. He has two daughters, Mary Wyman Stone Fraser Davis and Laura Lawton Fraser Arnal.

In honor of Charles E. Fraser's civic and public service and environmentally sensitive land use design, the Cross Island Parkway Bridge is officially named the Charles E. Fraser Bridge.

Program

Presiding

*Thomas D. Peebles
Mayor, Town of Hilton Head Island*

Welcome & Introductions

*Thomas D. Peebles
Mayor, Town of Hilton Head Island*

Reading of Resolution

*John Hardee, SCDOT Commissioner
Second Congressional District*

Remarks

*Charles E. Fraser
Honorary Guest*

Board vans

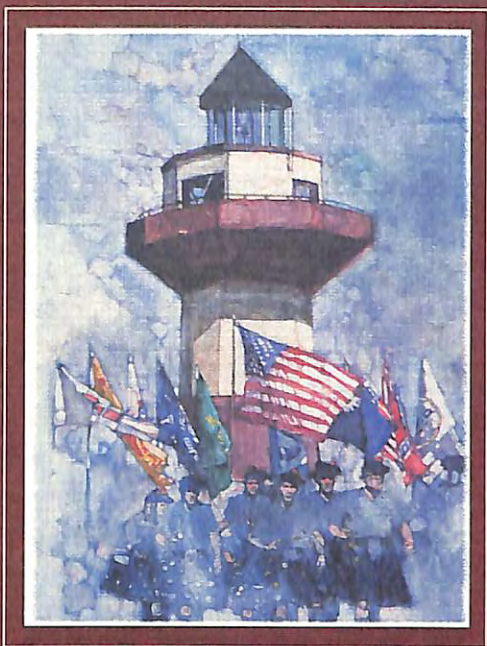
*Unveiling of sign: Charles E. Fraser
Palmetto Bay Road side of Bridge*

Re-board vans to Crossings Park

Presented by

Town of Hilton Head Island





In Loving Memory
of
Charles E. Fraser
1929-2002

Amazing Grace

*Amazing grace! how sweet the sound.
That saved a wretch like me!
I once was lost, but now am found,
Was blind, but now I see.*

*'Twas grace that taught my heart to fear,
And grace my fears relieved;
How precious did that grace appear,
The hour I first believed!*

*Thro' many dangers, toils and snares,
I have already come;
'Tis grace has brought me safe thus far,
And grace will lead me home.*

*The Lord has promised good to me,
His word my hope secures;
He will my shield and portion be,
As long as life endures.*

*When we've been there ten thousand years,
Bright shining as the sun,
We've no less days to sing God's praise
Than when we first begun.*

Praise God, Praise God, Praise God, Praise God

Order of Service

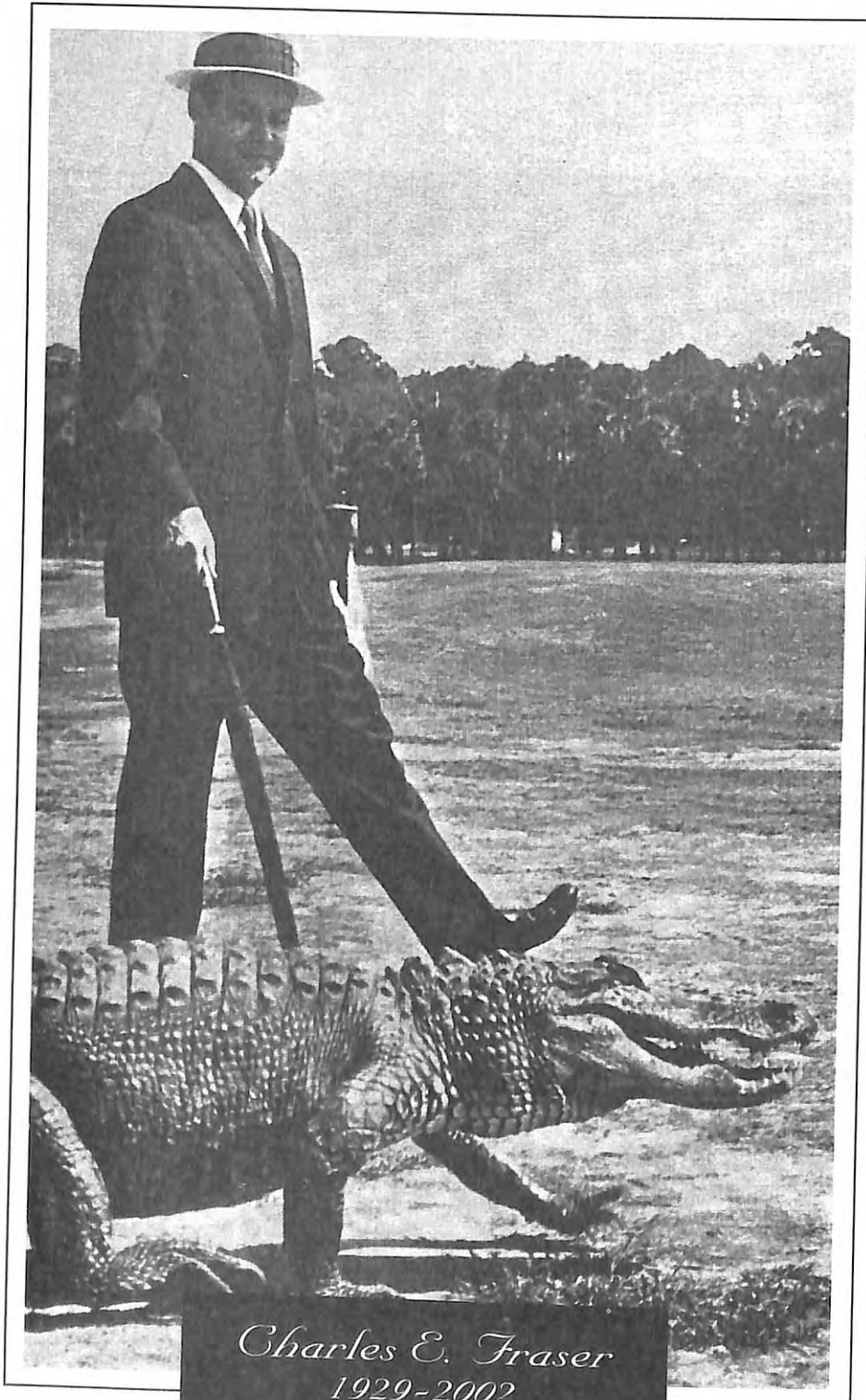
DECEMBER 21, 2002

Officiant The Reverend Holland Clark

<i>Processional</i>	Bagpipes
<i>Opening Words</i>	Wyman Fraser Davis
<i>Prayers</i>	The Reverend Holland Clark
<i>Scripture Lessons</i>	Wyman Fraser Davis Laura Lawton Fraser
<i>Hymn</i>	Amazing Grace
<i>Gospel</i>	The Reverend Holland Clark
<i>Homily</i>	The Reverend Holland Clark

CHARLES FRASER REMEMBERED

<i>Speakers</i>	Joseph B. Fraser, Jr.
<i>The Early Years</i>	James N. Richardson, Jr. David Pearson / John McGrath
<i>The University of Charles Fraser</i>	James C. Chaffin The Honorable Phil Lader
<i>Moving Beyond Hilton Head</i>	Peter S. Rummell Governor-Elect Mark Sanford The Honorable Sol Blatt, Jr.
	Mary Wyman Stone Fraser
<i>Prayers of the People</i>	The Reverend Holland Clark for The Reverend Jerry Mills
<i>Commendation</i>	The Reverend Holland Clark
<i>Dismissal</i>	Greg Russell



Charles E. Fraser
1929-2002

CHASING THE COMPASS ROSE

A man of great vision
in his own right

A man of conviction
in his own light

A beacon, an icon
to stewards of land

A true working lighthouse
in the image of man

Through those that he taught
his knowledge still glows

Guiding our dreams
as our Compass Rose

-composed by David K. Pinckney, December 21, 2002



your worst, that's when you get to know yourself the best."
— Leslie Grossman

Fraser dies in boat accident

Developer was creative force behind Sea Pines

BY DAVE HENDRICKS
THE ISLAND PACKET

Charles E. Fraser, whose vision shaped modern Hilton Head Island, died Sunday afternoon in a boat accident near the Turks and Caicos islands in the Caribbean, authorities said Monday.

Fraser, 73, was killed instantly after an explosion aboard the motor vessel Sundance, said Hubert Hughes, a police spokesman in the Turks and Caicos. Fraser and four other passengers, including his wife Mary and the boat's pilot, were tossed from the boat by the explosion, Hughes said.

Mary Wyman Fraser, Fraser's oldest daughter, said Monday that her mother told her the group had been sightseeing aboard the "small, chartered power boat."

"They were driving along in the boat and the next thing she knew

she and Dad were out in the water," Wyman said. "I think the engine exploded."

Mary Fraser, who married Charles Fraser in 1963, injured her back in the accident but hoped to return to the United States on Monday, relatives said.

No other injuries were reported. The names of the two other people on the boat were not immediately known.

Mary Wyman Fraser declined further comment about the accident except to say local authorities had begun an investigation.

"We don't have a police report, we don't have an autopsy," she said.

VISIONARY

Fraser was called "the most influential Beaufort County resident of the 20th century" by Larry Rowland, a well-known history

Please see **FRASER**, Page 9-A



A young Charles Fraser, armed with an umbrella, and his alligator companion pose for a publicity shot.

Visionary inspired islanders

At the dawn of 1973 — when, by comparison to today, Hilton Head Island was so desolate missionaries could get lost in its thick jungles — Charles E. Fraser fired off a warning to future generations.

What the island needed to challenge new developers, he wrote, was "five fired-up, impolite, unreasonable, opinionated old men and women in hiking boots and with a typewriter at their desks, and a willingness to spend a little time at the Beaufort County Courthouse to check to see if any conservation easements have been recorded in the various plantations of Hilton Head Island, in order to prepare a map showing exactly where the permanently protected easement areas are to be ..."

That was our Charles Fraser, a real piece of work.

Fraser died before his time Sunday. He was the victim of an accident on a boat.

It's a sad time for Hilton Head. I feel like we're on our own now. I was in The Packet composing room many years ago on the night we got a late call about the death of the other patriarch of modern Hilton Head development, Fred C. Hack. It's still the only time I've heard an editor say, "Rip up the front page."

The news of Fraser's death came as a rip at the heart. Gov.-elect Mark Sanford had a typical reaction as word flew around Monday morning. It was a deep, guttural, "Uh."

Fraser was an endearing character.

He saw the world through his own lenses. He did it his way, and he did it with flair. He was cheerful, but forceful. He was brilliant, but forgetful. He had an Ivy League law degree, but he might show up at a wedding in shoes that didn't match. He probably only played two rounds of golf in the golf Mecca he built, but he knew before the birth of the personal computer that one day people would reserve tee times without even calling the pro shop.

Fraser brandished with great flourish the arts, the law, the Bible, the history of Western civilization and reams of demographic projections — to sell lots.

Please see **VISIONARY**, Page 8-A

Turks and Caicos islands



Chris Nye/The Island Packet

Pioneer's legacy extends beyond Hilton Head

BY E.J. SCHULTZ
THE ISLAND PACKET

From the candy-striped lighthouse beckoning visitors to Harbour Town to the earth-toned homes tucked between forests and fairways, the legacy of Charles E. Fraser lives on throughout Hilton Head Island.

But perhaps Fraser's greatest legacies are the real-estate professionals spread across the country who continue to use Fraser's pioneering ideas as they shape the landscape.

Many of these professionals got their start during the heady days of the 1960s and '70s, when Fraser brought them to his Sea Pines Co. to help mold the southern tip of Hilton Head into Sea Pines

Plantation, one of the country's most copied resorts.

Referred to by one Fraser protégé as "the Camelot years," the period was filled with energy, creativity and excitement as the group was sent out to enact Fraser's vision: a resort built without destroying the natural landscape, a golf course used as a real estate marketing tool and binding contracts to maintain what attracted people here in the first place.

AN EDUCATION

"I got my Ph.D. in real estate at Charles' expense," said Peter



FRASER

Rummell, chairman and CEO of the St. Joe Co., a Florida-based real estate development company.

A graduate of the prestigious Wharton School, Rummell worked for the Sea Pines Co. from 1971 to 1976, spending time as head of operations.

On the way to his job interview with Fraser, Rummell remembers passing an old man plowing a field with a mule just outside Fraser's Sea Pines Plantation.

"I was thinking to myself, what have I gotten into," he said.

What he got into was an experience that helped launch a career that has included a 12-year stint directing real estate for The Walt Disney Co.

Please see **PIONEER**, Page 8-A



Courtesy of The Sea Pines Co.
Jack Nicklaus, from left, Donald O'Quinn, who worked for Charles Fraser, Fraser and Pete Dye examine the site for the future Harbour Town Golf Links.

In their words

"Vision is the word that comes to mind first when you think about Charles. He was a man of ideas. Anytime you visited him, he'd have 50 ideas. The hard part was sifting through them to get one you could hold onto. It was like trying to drink water from a fire hose."

— S.C. Gov.-elect Mark Sanford, who worked on several Fraser-related projects



"He was larger than life, a pioneer in responsible land use and the stewardship of natural resources. Most importantly, he was a developer of talent as much as a developer of property. He profoundly touched and influenced the lives of all who worked with him and even untold millions who were not aware of his 'invisible hand' behind the concepts, facilities and beauty he shaped."

—Phil Lader, former president of the Sea Pines Co. and former U.S. ambassador to the Court of St. James

"Charles was a pioneer, a visionary and a friend of the Earth. ... The words have not been discovered to describe Charles Fraser's vision in terms of nature, in terms of development, in terms of economics as it relates to the tourism industry. It is just so sad that the Ward 1 community did not have the opportunity to meet with Charles prior to his death."

— Tom Barnwell Jr., chairman of the Native Island Business and Community Affairs Association



"Most all of us wouldn't be here if there hadn't been a Charles Fraser. Before Hilton Head began development in the style put forth by Charles Fraser, there was very little opportunity for those of us growing up here. I believe the legacy he leaves behind is one of the best planned and most beautiful communities on the eastern seaboard."

— Mayor Tom Peoples of Hilton Head Island

"He had not only a great impact on Hilton Head, but (also) on the entire state and the entire nation. He set new standards that became the model for how tourism was handled across the country."

"We have lost an outstanding citizen. ... He was certainly a genius ... one of the greatest minds I've ever met, as well as a great personality."

— Former S.C. Gov. John West



"This truly is the end of an era. Charles really was the icon for planned communities. His

Visionary

Continued from Page 1-A

But it's almost as if the lots were incidental. He wanted to know mankind and massage an environment that they would enjoy. It frustrated him when others did not appreciate nature, and he had sharp words for them.

His closest friends say he was not about real estate sales, or making a fortune. They say he was an artist, and what you see today in Sea Pines was his muddy palette. Horses here, gardeners there, a church at the corner, and Gregg Russell singing to smiling families beneath the Liberty Oak. And maybe Fraser's beloved Compass Rose sailboat bobbing in Calibogue Sound.

But despite all the master plans and land-use covenants Fraser has filed away in the Beaufort County Courthouse, a lot of what happened here seems to have happened on a wing and a prayer.

Picture a young man betting the ranch — and that of hesitant investors — on the novel concept of selling homes around a golf course. Picture him telling the whole world, even Arnold Palmer, to come play. Then picture him, several golf courses into the gig, turning to the man he'd hired to



Charles Fraser and Arnold Palmer hold up the winner's plaque at the end of the first Heritage in 1969.

Islander/Special to The Packet

from Georgia were going to sell oceanfront sand spurs and boggy lots for hundreds, if not thousands, of dollars.

"I don't think even Charles himself knew what was going to happen," O'Quinn said.

Fraser was a lightning rod for decades as his concepts turned into real people living in real



Developer Charles Fraser takes a break in a rattan "swing chair" in the early days of the Sea Pines development.

Islander/Special to The Packet

Charles Fraser's closest friends say he was an artist, and what you see today in Sea Pines was his muddy palette.

build the courses, a man who had no experience building courses, and saying: "One of us has got to learn to play golf, and I don't have time."

Donald O'Quinn told that story Monday when I called him at his new home in Pawleys Island. O'Quinn is a Bluffton native who for decades worked side by side with Fraser. He got the news from his long-time colleague, Thomas Norby.

"I think at the time nobody had any idea of what was going to come," O'Quinn said of the days, circa 1950, when word seeped out in the Lowcountry that some nuts

houses on crooked streets named for shorebirds. Sometimes the people would call him an "insistently benevolent despot." And sometimes he would call them "druids."

The first people to answer his Sea Pines siren song called him "Charlie." But every night, at cocktail parties that started at 6 o'clock sharp, they groused about each new twig that Charlie turned in the woods. His fertile mind gave them plenty to grouse about. Fraser would call them "grumblahs" as they attacked such whacky notions as bike paths, a croquet field, a waterslide, condon

port and his incessant drive to develop new worlds from Amelia Island in Florida to Palmas del Mar in Puerto Rico.

Fraser seemed to thrive on the give-and-take about good development, bad development and no development at all.

One time I covered his speech to an assembly at the old Sea Pines School. In the ques-

tion-and-answer session, Fraser found out how young the grumbling starts. He was asked by a child what he was going to do about all the newcomers messing up the island.

Fraser's voice boomed out: "If you are white and your name is not Hudson or Tooomahhhh (Toomer), you, my deah friend, are a newcomah to Hilton Head Island."

You know he had to love it.

In their words

"Vision is the word that comes to mind first when you think about Charles. He was a man of ideas. Anytime you visited him, he'd have 50 ideas. The hard part was sifting through them to get one you could hold onto. It was like trying to drink water from a fire hose."

— S.C. Gov.-elect Mark Sanford,
who worked on several Fraser-related projects



"He was larger than life; a pioneer in responsible land use and the stewardship of natural resources. Most importantly, he was a developer of talent as much as a developer of property. He profoundly touched and influenced the lives of all who worked with him and even untold millions who were not aware of his 'invisible hand' behind the concepts, facilities and beauty he shaped."

—Phil Lader, former president of the Sea Pines Co.
and former U.S. ambassador to the Court of St. James

"Charles was a pioneer, a visionary and a friend of the Earth. ... The words have not been discovered to describe Charles Fraser's vision in terms of nature, in terms of development, in terms of economics as it relates to the tourism industry. It is just so sad that the Ward 1 community did not have the opportunity to meet with Charles prior to his death."

— Tom Barnwell Jr., chairman of the Native Island Business
and Community Affairs Association



"Most all of us wouldn't be here if there hadn't been a Charles Fraser. Before Hilton Head began development in the style put forth by Charles Fraser, there was very little opportunity for those of us growing up here. I believe the legacy he leaves behind is one of the best planned and most beautiful communities on the eastern seaboard."

— Mayor Tom Peoples of Hilton Head Island

"He had not only a great impact on Hilton Head, but (also) on the entire state and the entire nation. He set new standards that became the model for how tourism was handled across the country.

"We have lost an outstanding citizen. ... He was certainly a genius ... one of the greatest minds I've ever met, as well as a great personality."

— Former S.C. Gov. John West



"This truly is the end of an era. Charles really was the icon for planned communities. His real legacy is not only the product and communities he left behind, but the people."

— Jim Chaffin, president of Chaffin and Light,
who worked for the Sea Pines Co. in the 1970s

Visionary

Continued from Page 1-A

But it's almost as if the lots were incidental. He wanted to know mankind and massage an environment that they would enjoy. It frustrated him when others did not appreciate nature, and he had sharp words for them.

His closest friends say he was not about real estate sales, or making a fortune. They say he was an artist, and what you see today in Sea Pines was his muddy palette. Horses here, gardeners there, a church at the corner, and Gregg Russell singing to smiling families beneath the Liberty Oak. And maybe Fraser's beloved Compass Rose sailboat bobbing in Calibogue Sound.

But despite all the master plans and land-use covenants Fraser has filed away in the Beaufort County Courthouse, a lot of what happened here seems to have happened on a wing and a prayer.

Picture a young man betting the ranch — and that of hesitant investors — on the novel concept of selling homes around a golf course. Picture him telling the whole world, even Arnold Palmer, to come play. Then picture him, several golf courses into the gig, turning to the man he'd hired to



Islander/Special to The Packet

Charles Fraser and Arnold Palmer hold up the winner's plaque at the end of the first Heritage in 1969.

from Georgia were going to sell oceanfront sand spurs and boggy lots for hundreds, if not thousands, of dollars.

"I don't think even Charles himself knew what was going to happen," O'Quinn said.

Fraser was a lightning rod for decades as his concepts turned into real people living in real



Islander/Special to The Packet

Developer Charles Fraser takes a break in a rattan "swing chair" in the early days of the Sea Pines development.

Charles Fraser's closest friends say he was an artist, and what you see today in Sea Pines was his muddy palette.

build the courses, a man who had no experience building courses, and saying: "One of us has got to learn to play golf, and I don't have time."

Donald O'Quinn told that story Monday when I called him at his new home in Pawleys Island. O'Quinn is a Bluffton native who for decades worked side by side with Fraser. He got the news from his long-time colleague, Thomas Norby.

"I think at the time nobody had any idea of what was going to come," O'Quinn said of the days, circa 1950, when word seeped out in the Lowcountry that some nuts

houses on crooked streets named for shorebirds. Sometimes the people would call him an "insistently benevolent despot." And sometimes he would call them "druids."

The first people to answer his Sea Pines siren song called him "Charlie." But every night, at cocktail parties that started at 6 o'clock sharp, they groused about each new twig that Charlie turned in the woods. His fertile mind gave them plenty to grouse about. Fraser would call them "grumblahs" as they attacked such whacky notions as bike paths, a cross-island route, a waterslide, condominiums, an air-

port and his incessant drive to develop new worlds from Amelia Island in Florida to Palmas del Mar in Puerto Rico.

Fraser seemed to thrive on the give-and-take about good development, bad development and no development at all.

One time I covered his speech to an assembly at the old Sea Pines Academy, now Hilton Head Preparatory School. In the ques-

tion-and-answer session, Fraser found out how young the grumbling starts. He was asked by a child what he was going to do about all the newcomers messing up the island.

Fraser's voice boomed out: "If you are white and your name is not Hudson or Tooomahhhh (Toomer), you, my deah friend, are a newcomah to Hilton Head Island."

You know he had to love it.

Among the lessons Rummell said he learned from Fraser was the importance of honesty.

"You are not going to be making a very good living by fooling people," he said.

Rummell described Fraser's Sea Pines as a real estate Silicon Valley.

"Everybody was bright, well-educated and completely without experience," he said.

But experience came rapidly.

Between 1969 and 1974 under Fraser's leadership, Sea Pines created such well-known resorts as Kiawah Island near Charleston, River Hills Plantation near Charlotte and Hilton Head Plantation; Amelia Island Plantation in Florida; Brandermill in Virginia; and Palmas del Mar in Puerto Rico.

In 1960, Fraser brought golf to Hilton Head Island.

For an investment of \$750,000, he built the Ocean Course in Sea Pines.

The premise that golf courses could be used to sell homes seems fundamental now, but at the time was deemed risky.

As reported in Michael Danielson's book "Profits and Politics in Paradise: The Development of Hilton Head Island," Fraser said the course would "have been a financial folly except for the fact that we created about \$2 million worth of fairway lots at the same time."

The idea that lots near golf courses could be an alternative to oceanfront property "is so much a part of real estate vocabulary that you just figure it has always been there," Rummell said. "But it wasn't."

With little land-use regulation, resort development throughout the first half of the 20th century essentially was a race to the beach. Fraser changed that.

"He inspired a legion of people to go out and use responsible judgment in using land," said Jim Chaffin, who left a psychology doctorate program behind to come work for Fraser in 1969.

Chaffin became the company's senior vice president for marketing before forming his own development company in 1978.

Fraser worked to keep nature in place even as he built a community. The strategy was driven as much



Islander/Special to The Packet

Charles Fraser and golfing legend Jack Nicklaus.

by pragmatism as it was by a sensitivity to the environment.

He realized people would pay for lots in natural surroundings, Rummell said.

"(Fraser) was not an emotional tree-hugger," he said.

To ensure a development's natural surroundings were maintained, Fraser, a graduate of Yale law school, pioneered the land-use covenant.

Essentially, the covenants required anyone buying property in Sea Pines Co. communities to sign legally binding agreements to obey certain rules.

A house could only be built a certain distance from the street. A lot could only be used for a single-family home. Any additions to the land would have to meet strict standards. Landscaping must blend with surroundings.

Controversial at the time, "people are realizing today how fundamental (such covenants) are," said Jim Light, who left Sea Pines in 1978 with Chaffin to form Chaffin-Light Associates, a real estate development company.

In 1994, Fraser was honored for his land-use initiatives when he received the Urban Land Institute Heritage Award. At the time, he was only one of five recipients of the award in its 75-year history.

MARKET RESEARCH

A speed reader who memorized demographic tables, Fraser poured much of his efforts into market research that helped him identify whom he was selling to and what they wanted, according to several accounts.

He kept binders of newspaper and magazine articles on the resort industry and would travel

the country, taking pictures of other resorts.

"He was an absolute wealth of knowledge," said Edward B. LeMaster, who from 1972 to 1979 was president of the Sea Pines Co.

Rummell said that until the day Fraser died, "he was constantly sending (me) facts."

Fraser's near excruciating attention to detail was perhaps most evident in his architectural design concepts.

His homes became a part of the landscape, ensuring that no one house stood out above another.

"He was practicing 'designing with nature' before the term became popular," said Edward Pinckney, a landscape architect who helped Fraser plan Sea Pines.

Because of Fraser's success, the concept "influenced development across the United States," Pinckney said.

But success didn't always come easily. Rising interest rates, increases in oil prices and a struggling national economy in the mid-70s forced Fraser to lose control of developments on Hilton Head Island, Florida, Virginia, North Carolina and Puerto Rico.

He later lost money in a telephone communications venture, unsuccessful office buildings in North Carolina and a North Carolina hotel that never got off the ground.

And in the early '80s, increased competition, declining revenues from real-estate sales and pressure and disputes with property owners and creditors prompted Fraser to sell the Sea Pines Co. to Vacation Resorts.

Fraser was drawn back into Sea Pines operations when the finan-

cial troubles of subsequent owners threatened Sea Pines and the millions of dollars still owed to him from the sale. The debt was secured by the voting stock of the company, held in a bank trust. That gave Fraser leverage to voice his concerns about how the company was run.

But it wasn't enough to prevent Sea Pines Co. and other subsidiaries of Hilton Head Holdings Corp., its parent company, from ending up in bankruptcy in 1986. The resort assets were purchased in 1987 by a group of Sea Pines property owners, Sea Pines Associates, and a new Sea Pines Co. was born. The Heritage Classic golf tournament, an important economic driving force for the island, came under the control of the nonprofit Heritage Classic Foundation.

Through it all, former colleagues say, Fraser lived according to his favorite saying, the Chinese proverb, "Knocked down nine times, get up 10."

His greatest flaw, said several former colleagues is that his vision was often ahead of the times.

"He was focused on the future almost to a fault," said Pinckney.

Pinckney said many of Fraser's projects might not have been profitable, but many other people used Fraser ideas to reap financial windfalls.

Through counseling, cajoling and simple conversation, Fraser in the '60s, '70s and '80s helped launched the careers of 35 future real estate company CEOs.

And his influence did not end there.

At a recent industry conference, Chaffin said he asked a crowd of about 3,000 people, "Who has worked with Charles Fraser?"

Hundreds of bankers, real-estate developers, retail professionals and government officials stood up.

On Monday, Chaffin said, he spent the day talking to many fellow Fraser protégés, all saddened by the loss of a man who taught them so much.

But, Chaffin said, there is also "a bit of a smile that, yes, well, we now carry the torch."

Contact E.J. Schultz at 706-8137 or eschultz@islandpacket.com.

"He was always concerned about preserving the environment even from the beginning, and during my most recent talks with him about a year ago, he came full circle and talked about the preservation of our cultural heritage. He gave us some useful insights on how to preserve what we had. I think we will all sorely miss him for his vision and leadership."



— Emory Campbell, former executive director of Penn Center



"I am heartbroken. ... Charlie Fraser was a creative genius and his influence on land development in our country was enormous. He was one of those rare, truly seminal and creative people, and the mark that he has left on our country is profound. ... His personality, the twinkle in his eye, his happy optimistic outlook was nourishing to anyone who ever had the privilege of being in his company."

— Mayor Joe Riley of Charleston

"Charles was a true genius with the determination that made his vision for unique and wonderful communities a reality that many of us are privileged to enjoy and to pass on to others. He was an inspiration to work for and to be associated with."

— John Curry, former Sea Pines Co. executive, member of the Heritage Classic Foundation board of directors



"I'd been friends with Charles for more than 40 years. He was a great and wonderful fellow. His vision will never be matched by anyone in regards to development in Hilton Head and similar places. They have copied his work all over the country. "I'd dare say he was the greatest developer there ever was."

— U.S. District Court Judge Sol Blatt Jr.

"Charles was ... in many ways ahead of his time. It is through his foresight and efforts that Hilton Head is what it is today. He had the tenacity to go out and get the support and bring others into the arena with him to develop Hilton Head. ... Charles will be sorely missed because he was a source of information for many people in my business. He was one that inspired others to do things."

— John Davis, Greenwood Development Corp., developer of Palmetto Dunes Resort

Continued from Page 1-A *Missing*

professor at the University of South Carolina at Beaufort.

"What he started on Hilton Head was the transformation of a whole region of South Carolina," Rowland said. "By the force of his vision and personality, he transformed this area from a poor, poverty-stricken backwater to a premier resort community and one of the fastest-growing counties in the South."

Fraser founded the Sea Pines Co. in 1956 and pushed to connect Hilton Head to the mainland with a bridge built in 1959. His dream of a carefully planned, environmentally sensitive community on 4,500 acres at the island's south end took root and blossomed over the next three decades.

Rowland said the land-use concepts Fraser applied in Sea Pines were ahead of their time, but the foresight to encode his idea for a "contractual community" in restrictive covenants tied to the land was perhaps his most lasting contribution.

"He created the legal template" for a development model that would be imitated up and down the East Coast, throughout the Caribbean and all the way to California, Rowland said.

A LIFE

Charles Elbert Fraser was born in Hinesville, Ga., on June 13, 1929, the son of Lt. Gen. Joseph Fraser and Pearl Collins Fraser.

In 1949, Joseph Fraser, a lumber magnate, and five partners purchased much of Hilton Head Island for its vast timber resources.

After graduating from the University of Georgia in 1950, the 21-year-old Fraser worked for his father as a lumber inspector, soaking up the island's unspoiled splendor up close.

Years later he would tell The New Yorker magazine that it was then that he pictured Hilton Head's bountiful wilderness devastated and developed into another Myrtle Beach or Atlantic City — and he didn't like what he saw.

During a summer break from Yale Law School, from which he graduated in 1953, Fraser toured the East Coast, quizzing oceanfront developers about what they would do differently if they could start over and apply the lessons they had learned.

He melded that wisdom with his own unbridled imagination and in 1955, at 26, sketched his vision for Sea Pines, a community founded on planning principles that put people before profits and beauty before the bottom line.

"He had an almost unbelievable capacity for ideas," Fraser's brother, Joe, said. "And he never seemed to worry that much about the dollars."

Although his father's partners balked at his far-reaching plans, the young Fraser persisted, as he would throughout his life in the face of criticism, pessimism and others' doubts.

Fraser's assistant for more than 30 years, Jacqueline Blackburn, began working with him in 1971. From the beginning, she said, it was clear her new boss was a rare and special man. She cites the dispute over whether to build the Harbour Town Lighthouse, now the island's most famous symbol.

"People thought the lighthouse was a foolish idea," she said from her home in Savannah. "But he was just one of those people who would smile and go ahead and do it anyway. He always had a plan, and he was always right. ... He never gave up on anything."

Under his leadership, the Sea Pines Co. planned and initiated the development of Hilton Head Plantation, as well as Amelia Island Plantation in Florida; River Hills Plantation near Charlotte; Kiawah Island Resort near Charleston; Brandermill in Virginia and Palmas del Mar in Puerto Rico. In the 1980s, Fraser also created companies that acquired licenses for specialized mobile radio.

After more than 25 years with Sea Pines Co., Fraser stepped down as chairman in 1983 after the company was sold to Vacation Resorts.

Fraser remained president of Charles E. Fraser Co., a specialized development consulting firm with national reach. Among other projects, he worked with The Walt Disney Co.'s town of Celebration near Orlando, Fla., and a \$5 billion reservoir in southern California.

Fraser and his family also were instrumental in starting the island's signature sporting event, the Heritage Classic golf tournament, in 1969. His brother Joe still chairs the Heritage Classic

Foundation, which organizes the annual PGA Tour event at Harbour Town Golf Links.

Fraser was diagnosed with cancer in 1991. But in typical fashion, he didn't fret or fuss over

said. "He never complained. Never."

Fraser and Mary moved to Brevard, N.C., about three months ago, and just before Thanksgiving, Fraser's cancer reared its head for the third time, relatives said.

Mary Wyman Fraser said her father's life was amazing because of the way he lived and the lessons he left behind.

the news and refused to let it sidetrack his projects, Blackburn said. In fact, she said, he was diagnosed on her birthday, but didn't mention it for fear of spoiling her celebration.

"He acted like everything was always going to be all right and that's the way he truly felt," she

Blackburn, who has been diagnosed with cancer herself, said no matter how sick Fraser was or how many medicines his doctors prescribed, he never slowed down.

"He was one of the busiest men I've ever known," she said. "There was no rest for him, he just

did his thing."
LOOKING FORWARD
Blackburn called Fraser "an incredibly generous man" who lent a hand to anyone who needed it and encouraged others to do the same.

He rarely carried cash in his wallet, loved opera, never watched movies or television and was known to rip interesting stories out of random magazines and stick them in his pockets to read later, she said.

But most of all, Blackburn said, she remembers a man who always put his family first.

"He loved his family, and they loved him," she said. "I know they're going to miss him."
Fraser is survived by his wife, Mary; two daughters, Mary Wyman Fraser and Laura Lawton

Fraser; and six grandchildren.

Mary Wyman Fraser said her father's life was amazing not just because of his accomplishments but because of the way he lived and the lessons he left behind.

Just last spring, she said, her father took her 8-year-old son, Paul Benning, on a 10-day train trip through the country's vast western national parks. She said he had begun opening her children's eyes to the same rich, diverse world, full of endless possibilities that he cherished.

"He was always looking forward," she said. "He never stopped."

Funeral arrangements have not yet been scheduled, the family said.

Contact Dave Hendricks at 706-8145 or dhendricks@islandpacket.com.

Time line

Significant dates in the life of Charles E. Fraser:

- **June 13, 1929:** Born in

Hinesville, Ga., son of Lt. Gen. J.B. Fraser and Pearl Collins Fraser.

- **1946-1948:** Attends Presbyterian College in Clinton, S.C.

- **1950:** Graduates from the University of Georgia.

- **1953:** Receives law degree from Yale University.

- **1953-1954:** Practices law with private firm in Augusta, Ga.

- **1954-1956:** Serves as attorney-adviser to the office of the Secretary of the Air Force.

- **1955:** At 26, drafts a land-use plan for a low-density development on timberland at the southern end of Hilton Head Island on which his family held an interest.

- **1956:** Buys his father's interest in the Hilton Head Co. and founds the Sea Pines Co. Begins developing Sea Pines Plantation on the choicest acres. In later years, the company plans several other resort communities, including

Hilton Head Plantation, Amelia Island Plantation in Florida, Kiawah Island Resort near Charleston and Palmas del Mar in Puerto Rico.

- **1957:** Sells first lots in Sea Pines Plantation.

- **1959:** Opens William Hilton Inn, a 56-room hotel on present-day site of Marriott's Grande Ocean Resort.

- **1960:** The Ocean Course in Sea Pines is built, the first golf course on Hilton Head.

- **1963:** Marries Mary Wyman Stone of Greenville. The couple have two daughters, Mary Wyman Stone Fraser and Laura Lawton Fraser.

- **1967-69:** Builds Harbour Town, with its signature red-and-white striped lighthouse.

- **1968:** Completes Harbour Town Golf Links, designed by Jack Nicklaus and Pete Dye. The same year is first U.S. recipient of the American Institute of Architects' Certificate of Excellence in Private Community Planning.

- **1969:** Helps found Heritage Classic golf tournament.

- **1982:** With Phil and Linda Lader, helps found the popular Renaissance Weekend that until recently was held each New Year's on Hilton Head.

- **1983:** Steps down as chairman of Sea Pines Co. when it is sold; is retained as a consultant.

- **1987-1997:** President of Charles E. Fraser Co. and Community Design Institute. The companies' work included consulting for The Walt Disney Co.'s new town of Celebration, near Orlando, Fla., and a \$2 billion water reservoir in southern California.

- **1990:** Named by "Southern Living" magazine as one of 25 "Southerners Who Are Making the Difference" in the South's quality of life.

- **1991:** Diagnosed with cancer.

- **1994:** Receives Urban Land Institute's "Heritage Award" in recognition of innovative planning and development.

- **1999:** Cross Island Parkway bridge over Broad Creek is named Charles E. Fraser Bridge.

- **1967-69:** Builds Harbour Town, with its signature red-and-white striped lighthouse.
- **1968:** Completes Harbour Town Golf Links, designed by Jack Nicklaus and Pete Dye. The same year is first U.S. recipient of the American Institute of Architects' Certificate of Excellence in Private Community Planning.
- **1969:** Helps found Heritage Classic golf tournament.
- **1982:** With Phil and Linda Lader, helps found the popular Renaissance Weekend that until recently was held each New Year's on Hilton Head.
- **1983:** Steps down as chairman of Sea Pines Co. when it is sold; is retained as a consultant.
- **1987-1997:** President of Charles E. Fraser Co. and Community Design Institute. The companies' work included consulting for The Walt Disney Co.'s new town of Celebration, near Orlando, Fla., and a \$2 billion water reservoir in southern California.
- **1990:** Named by "Southern Living" magazine as one of 25 "Southerners Who Are Making the Difference" in the South's quality of life.
- **1991:** Diagnosed with cancer.
- **1994:** Receives Urban Land Institute's "Heritage Award" in recognition of innovative planning and development.
- **1999:** Cross Island Parkway bridge over Broad Creek is named Charles E. Fraser Bridge.



CHARLES E. FRASER
BRIDGE

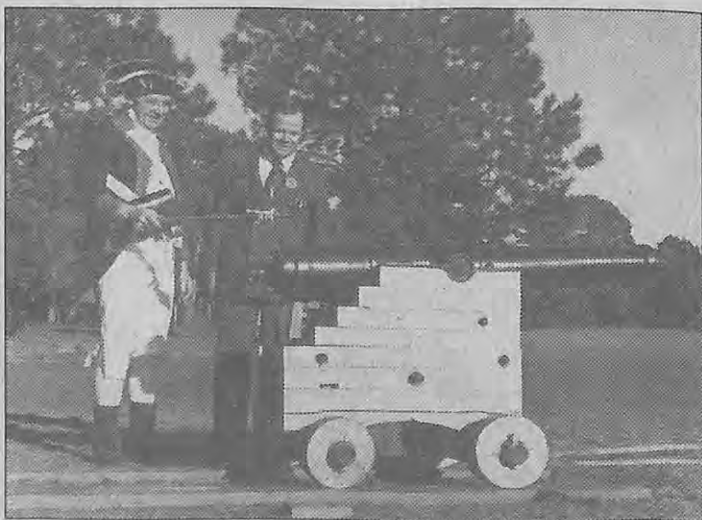
BROAD
CREEK

Charles Fraser and his wife, Mary, celebrate after a sign naming the Cross Island Parkway bridge over Broad Creek after him was dedicated in July 1999.



Islander/Special to The Packet

Charles Fraser is near the front of the marchers during the first Heritage parade in 1969.



Courtesy of The Sea Pines Co.

Above: A volunteer in period garb lights the fuse of a cannon for one of the early Heritage golf tournaments as Charles Fraser stands nearby. **Right:** Fraser stands on newly cleared land in the early days of the Sea Pines development.



File/The Island Packet



COVER STORY

by Janet Smith



PHOTOS BY GREG SMITH

Fraser's fight

Pioneer developer breaks new ground battling cancer

When Charles Fraser learned he had cancer, he set out to do what he's done throughout his professional career: chart a course that made sense to him, conventional thinking be damned.

Today, the man who decades earlier pushed the bounds of real estate development pushes the limits of cancer treatment. And in typical Fraser fashion, he has immersed himself in the subject so that medical terms come as easily from him as land-use covenants and declarant rights.

Also in typical fashion, Fraser is assertively optimistic about his health and his prognosis for the future. He speaks matter-of-factly about the cancer found in the lymph glands surrounding his stomach and his treatment, which has included, along with some chemotherapy, a carefully managed diet, "megadoses" of Vitamin C and a compound designed to break down a cancer cell's defenses so that the body's own immune system can attack it.

The 63-year-old Fraser says today there are no signs of the cancer first discovered last February, but he continues to follow the regimen outlined by Ona Harding-Ahrens, a West Coast nutritionist; Dr. Rajko Medenica of Hilton Head Island; and Dr. John McMichael, a New York immunologist.

Fraser, the founder of modern-day Hilton Head, also gives large credit to his wife, Mary, who has served as constant watchdog over his diet and provided spiritual support to help promote his positive attitude.

"I've never had one minute in which I thought this was the end of Charles Fraser," he said. "My perception was that there was a challenge. You've obviously got to get the best people you can. You've got to do the right things. But it's just another chapter in my life as distinguished from the end of it."

Fighting the fight

Fraser said discomfort and a loss of appetite in February led him to Medenica, who performed a CAT scan and discovered the cancer.

Medenica began chemotherapy treatment, he said, which included an extensive "fight-the-bad-effects-of-chemo" program.

He said Mary, knowing the potential negative impacts

of chemotherapy, immediately called in a nutritionist they met at a clinic where the Fraser family had the mercury fillings removed from their teeth.

Ona Harding-Ahrens, Fraser said, "... knew so much more than any person we'd ever encountered in our lives that we knew she would be an enormous resource."

Harding-Ahrens ran tests on Fraser to determine what nutritional help he needed, he said. She also persuaded Medenica to administer Vitamin B-6 and B-12 shots during chemotherapy to help counter the nausea it induced.

The idea, Fraser said, is to strengthen the body's defense systems through extensive nutritional support.

The effects of the cancer and the chemotherapy were most noticed in April during the nationally televised MCI Heritage Classic golf tournament.

His appearance at the tournament produced a "flood of local rumors of my illness and constant inquiries ... to Hilton Head Hospital," Fraser wrote in a report on his health he sent out in June.

He said it wasn't until after Heritage that Harding-Ahrens worked out the dosage of Vitamin C he needed, dosages that are 10 to 30 times normal doses of the vitamin.

"We saw that after three chemotherapy treatments, my face had aged 12 or 15 years," Fraser said. "About that time we got the Vitamin C going. As we got the Vitamin C going, my face jumped back 15 years. Actually at Heritage, it wasn't as bad as it got a month later."

He said the decision to receive "megatransfusions" of Vitamin C was based on studies conducted in Scotland by Nobel-prize winning chemist Linus Pauling.

"Linus Pauling and a Scotch doctor years ago did studies ... which showed that Vitamin C alone in massive transfusions every day ... will do more good to combat (certain) cancers than chemotherapy, radiation or surgery," he said. "But those tests have never been replicated in the United States."

That, he said, is because Vitamin C cannot be patented, eliminating a profit motive for developing the treatment.

The third area of treatment he is pursuing is an experimental treatment Fraser learned about through a doctor at the Center for Environmental Medicine in Charleston.

"You can't buy it," he said, "but doctors can give it away. They can use it compassionately as distinguished from commercially."

What Dr. John McMichael discovered, Fraser said, was

that every cancer cell has a similar shield around it. McMichael's treatment attempts to break down that shield to make the cancer cell susceptible to the body's immune system.

This "biological" is in clinical trials with animals, Fraser said, and a firm in the Research Triangle in North Carolina is interested in supporting McMichael's work and bringing the treatment to the marketplace. Fraser, too, is trying to do what he can to help.

"For the last 20 years," he said, "the methods of attacking cancer have No. 1 not worked at all with a large number of cancers, and they were constantly sending people home to die. No. 2, if they do work, it's only temporary. They regard a successful treatment, as far as government statistics are concerned, if you stay alive, even though barely, for five years. ... And it's hugely expensive. There's no sign that the major companies that own the hugely profitable treatments ... really want to prove that such simple things as Vitamin C or a simple thing like Dr. McMichael's biological will really work."

"I may be able to do more good for humanity by getting his stuff in the marketplace."

Continuing surveillance

When all's said and done, Fraser said each day he takes about 50 vitamins and mineral tablets, as well as McMichael's "biological." He also receives a monthly dose of interferon from Medenica "and anything else he thinks is needed at the time."

By late July, he said, Medenica said there was no sign of the cancer.

But, Fraser said, "That doesn't mean in his mind that it won't crop back up. But if it crops back up, we tackle it just like we've done before. I'm convinced that John McMichael's biological is going to keep it from cropping up. If it does, we tackle that and go right on."

"... Some cancers don't have a cure," he said. "I'm not saying this is a cure for everybody. But it worked for me."

In his June health report, Fraser writes, "During my treatment, there has been no pain whatsoever. While I do not like CAT scan machines or transfusions, those are minor irritants. There has been zero signs of physical distress: no headaches, no nausea, no loss of appetite and not a single day in bed from any illness distress. Vanity and ego have suffered. As is well known, the chemo causes

Continued on next page

Fraser's fight

Continued from preceding page

one's hair to drop during treatment, but I'm told new hair will grow back shortly after treatment is completed in thicker than normal amounts."

Indeed, Fraser's hair has grown back and gone is the wig he wore much of the summer.

Outside of his diet, Fraser said, the cancer has had little impact on his life. (The most dramatic difference, he said, will be the personal fitness training he was scheduled to start. "It's the first time I've gone near a gym since Yale Law School in 1953.")

Long-term projects go on as before, although the family has held off on a planned move to North Carolina while Fraser is treated on Hilton Head. ("You can say we're North Carolina bound," he said.) Work, anymore, he said, is where the computer is.

He is consulting on large planned community projects in Florida and France with Disney Development Co., as well as on projects in Hawaii and the country of Belize in Central America.

He has had to give up his beloved sweets and his Kona coffee. Occasionally, he confesses, he indulges his penchant for Snickers bars, but finds he forgets to take the wrapper out of his jacket pocket.

"I always drop it on the floor in the living room when I take off my jacket, and Mary says, 'You've been fudging.'"

His daughter Laura Lawton Fraser, he said, frequently travels with him to keep him on the dietary straight and narrow.

That diet consists mainly of vegetables — "as much as anyone can get down me" — as well as fruit, chicken and fowl and some red meat.

"Nutrition is a lifestyle change," Fraser said. "...I'm under continuing surveillance and will be under continuing surveillance, first by my wife, for the rest of my life. That's all right. I've drunk enough coffee, had enough chocolate."

Talk of his treatment inevitably leads back to Mary Fraser, who Fraser said has made his health a top priority.

"I'm just incredibly blessed that I have such a strong-willed and bright and energetic activist," he said of his wife. "She's a first-rate activist on my health. Mary's spent a lot of time with both of our daughters' health, as well, and has her mother down with her because she was not getting proper vitamins, minerals, nutrients and other things."

"... Both Mary and I are willing to pursue unconventional, uncommon methods of treatment for anything, but that's principally pursuing... good food, proper food as distinguished from bad food. That is for pursuing remedies that we read carefully about."

Fraser said he carefully researched Pauling's and McMichael's work before seeking those treatments.

Mary Fraser also has played a large part in the spiritual support and optimistic outlook he has brought to his battle with cancer, he said.

In his June health report, Fraser writes, "Mary also organized and kept active the spiritual warfare against Satan's attack of cancer to bring in God's forces on my behalf. She has not let me get around any of the mournful types who pray. If it be thy will, give Charles a recovery."

Instead, Fraser said, she has provided him a diet of New and Old Testament scripture along the lines of "and he healed them all."

So far, the prescription is working.

Fraser said, "I feel very well. I have a lot of energy. I've been traveling extensively. I've been working very actively."

The four community projects are keeping him well occupied for now, he said, and he considers himself fortunate to be working on them.

"Most large-scale real estate has closed down in the United States," Fraser said. "The big companies have fired 90 percent of their executives in real estate. They're just collecting rent, hopefully, on the buildings they already own. Practically no one is starting a community of any consequence in the United States, one that's a multi-faceted community."

"The best in the U.S. is Celebration (the Disney project outside Orlando), and it's one of the few. I have the great good fortune to work on that. The Paris (project) is challenging to the nth degree. With the Hawaii thing (a 25,000-acre development in Molokai, Hawaii), there's no empty, unused brain cell when I tackle that. It calls on every ounce of anything I've ever learned. The same thing with Belize (a 22,000-acre private-public venture). I don't have idle sections of my brain in neutral."

"... Those four tasks fill my new community plate to a full measure. I'm not willing to consider undertaking any further new community planning other than when my

wife elects to do her North Carolina mountain project (a religious-oriented day village), which is strictly her business, not mine.

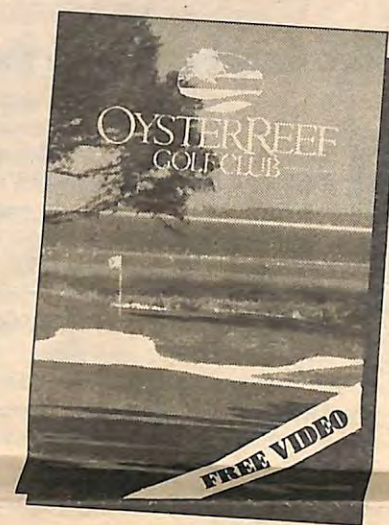
"I am simply the supporting cast for that activity. She calls the shots, and I'll salute and march to the bugles that she and my daughters sound."

And Fraser's characteristic approach to life and work appears unchanged.

"There hasn't been a single moment of gloominess or moaning and groaning," Fraser said. "Mary would have really had me in front of her best preachers." M

Seeing is believing

Rees Jones Designed Masterpiece ... One of golf's finest designers, Rees Jones, created the Oyster Reef golf course. Golf Digest, in 1982, names Oyster Reef among the country's best new courses. Seeing is believing, so just call (803) 681-6662 and we will send you our video for your personal viewing.



3 Reasons to Join

Great Golf
Great People
Great Friends

3 Ways to Pay

Trial Membership
Junior Membership
Equity Membership

"New" Trial Membership...A trial membership program is now being offered on a selective basis. The candidate will make an initial equity contribution, and will enjoy all the privileges of a full golf membership for 90 days. At the end of this trial period they can continue with a full membership or request a return of their equity contribution.

Junior Membeship...A deferred equity JUnior Membership program is currently being offered to 25 selective candidates with the remaining balance (interest free) being paid in equal yearly installments until the member reaches the age of 45.


Special "Non-Resident" Equity Membership...If you do not currently live on Hilton Head Island but plan to do so in the next few years, our Clubhouse Membership has been designed to let you enjoy golf as an Oyster Reef member when you are here, while paying only 10% of the regular golf dues.

3 Reasons Not to Wait

Only 53 52 Memberships left
Only 53 52 Memberships left
Only 53 52 Memberships left.

We hope that after you see first hand all of the exciting changes and additions that have been made here at Oyster Reef, you will decide to join us as our newest member!

You may arrange for a personal tour of our new Clubhouse and an introduction to membership by contacting Bud Quehl at Oyster Reef.


OYSTER REEF
GOLF CLUB
P.O. Drawer 22419
Hilton Head Island, S.C. 29925
(803) 681-6662



THE ISLAND PACKET

SUNDAY, DECEMBER 22, 2002

Southern Beaufort County's Newspaper

CHARLES FRASER: A DREAMER, MENTOR, GENIUS



Photos by Jonathan Dyer/The Island Packet

Above: Friends and family of Charles E. Fraser gathered Saturday morning around the Liberty Oak in Harbour Town on Hilton Head Island for a private service as the Rev. Holland Clark officiates. Fraser, who died in a boating accident Aug. 15, was buried at the site, which is near an existing bust of Fraser and a plaque in his honor. His grave will be the only one at the Liberty Oak — a tree that Fraser saved from

demolition in 1968 during the construction of the Harbour Town Yacht Basin. The tree has come to symbolize Fraser's vision for Hilton Head Island — a balance between aesthetics and development. **Top:** A black ribbon with a white bow attached to it was tied around the Harbour Town Lighthouse Saturday to mark Fraser's memorial service.

Friends, family pay tribute to developer

BY NOAH HAGLUND
THE ISLAND PACKET

On a day that seemed special-ordered for the occasion, a thousand family members, friends and acquaintances paid tribute to Charles E. Fraser under the Liberty Oak he loved at the harbor he created.

With the sun sparkling on Harbour Town and tourists looking on from atop the signature candy-striped lighthouse bedecked with black bunting and a white bow beneath a flag at half staff, Saturday's memorial service was vintage Fraser — part spectacle, part family reunion, part revival.



FRASER

Only a chilly wind off Calibogue Sound reminded those attending that it was the death of a man who lived life to the fullest that brought them to the focal point of Fraser's vision for Hilton Head Island.

Speakers heaped praise on a man they called a dreamer, a mentor and a genius. He was brilliant and visionary, they said, but at times irascible. They told stories of his passion for learning and



Greg Smith/Special to the Packet

Mary Fraser addresses mourners Saturday at the funeral of her husband, Charles E. Fraser, under the Liberty Oak at Harbour Town. "I've said to so many people, we've built a city," she said of Sea Pines, her husband's creation.

Please see **FRASER**, Page 11-A

Fraser

Continued from Page 1-A

the enormous impact he had on people's lives. And they told of idiosyncrasies, such as his erratic driving and tendency to be "more intense than polite," as one speaker put it.

"Charles said I've only done 10 percent of what I've thought of," said Fraser's widow, Mary, who delivered an electric speech near the end of the afternoon.

She stood in the middle of Harbour Town, her husband's creation, under a tree that has become a living symbol for his development philosophy — a balancing act between man and nature.

"I've said to so many people, we've built a city," she said.

Mrs. Fraser said that Fraser, who had battled cancer since 1991, had wanted to be buried under the Liberty Oak and had made this wish known privately. It was the only time he spoke of death, she said.

She thanked the dozens of Sea Pines alumni who flanked the podium for their support of Fraser's dream and their hard work to make it come true, and she thanked them for allowing him to do the same for them later in their careers.

"It was never boring," she said of her 40 years with Fraser.

She also spoke of the explosion that took her husband's life on the afternoon of Dec. 15 while sight-seeing in the Turks and Caicos islands in the West Indies.

"The boat literally exploded at about 4:40," she said. "It was an exquisite day, but he was instantly in the (heavenly) gates."

Mrs. Fraser said they had traveled to the Turks and Caicos island to look into a real estate venture. Accompanying them were their daughter, Laura Lawton Fraser,

Saturday's service began with a low drum roll. Keening bagpipes, reminiscent of the opening ceremonies of the Heritage Classic golf tournament Fraser brought to a then largely unnoticed barrier island in 1969, quickly joined in. Five uniformed members of the Hilton Head Fire and Rescue Division color guard led the way from the west side of the marina.

It ended with a Gregg Russell musical tribute to Hilton Head and a "boom!" from a small cannon on a sailboat tied up nearby in the Harbour Town Yacht Basin.

The service was officiated by the Rev. Holland Clark, former rector of St. Luke's Episcopal Church on Hilton Head, where Fraser attended church. Clark, who said he first met Fraser at Yale University when he was an undergraduate student and Fraser a law student, said his family was one of the first to build a house in Sea Pines. He said he became familiar with Fraser's vision from the outset.

"His vision of this community included the community of the spirit generated by faith," Clark said.

Clark was followed by nearly a dozen speakers, including Phil Lader, former U.S. Ambassador to the Court of St. James, and S.C. Gov.-elect Mark Sanford. Many who spoke were past Sea Pines Co. employees, who cited Fraser's impact on their lives and careers.

Sanford, who spent his youth on a farm in northern Beaufort County, spoke of the new model Fraser held out for the next generation.

"If you grow up in New York, the top of the heap is to be an investment banker," Sanford said. "If you grew up in northern Beaufort County, you aspired to be a developer, and Charles was the top of the heap."



Left: A crowd, estimated at about 1,000, gathers Saturday at the Liberty Oak in Harbour Town on Hilton Head Island for a memorial service for Charles Fraser. Fraser's body was buried at the site earlier in the day.

Jonathan Dyer/The Island Packet



Greg Smith/Special to The Packet



Jonathan Dyer/The Island Packet

Above left: Mary Fraser, center — flanked by daughters Mary Wyman Fraser Davis, left, and Laura Lawton Fraser — listens to speakers eulogize her husband, Charles E. Fraser, at his memorial service Saturday under the Liberty Oak in Harbour Town.

Above right: Joseph B. Fraser Jr. speaks Saturday afternoon at the memorial service of his brother, Charles.

U.S. District Judge Sol Blatt Jr. drew laughter from the crowd with his stories about old-time South Carolina politics, in a ceremony that was at turns solemn and light-hearted.

Joseph B. Fraser Jr., who worked side by side with his brother, spoke of their days growing up in a lumber family in Hinesville, Ga., and the lessons their parents taught them about faith, family and stewardship.

"When I come here, I am overcome with emotion because there is no finer example of his development and his design approach than the Harbour Town lighthouse and the Liberty Oak," he said.

Next up was James N. Richardson Jr., whose parents owned a store at Coligny Plaza in the 1950s when Fraser first started developing Sea Pines.

"He was always thinking and creating," said Richardson, who met Fraser at the age of 11. "He gave us knowledge; he gave us Camelot."

John McGrath, a former vice president of the Sea Pines Co. who also met Fraser at Yale, said that at first, he doubted Fraser's vision of transforming an isolated island into a world-class resort:

"Hilton Head struck me, and everybody else I spoke to in the mid-50s, as a really dumb idea ... an impossible dream."

He would soon learn otherwise. James C. Chaffin, president of Chaffin and Light Associates who worked for Sea Pines in the 1970s, said, "He dared so many times to be first."

Then Chaffin listed some of Fraser's far-fetched ideas that would become reality: "A major PGA tournament on an isolated island? European chefs in the Low-country? ... The first Montessori school in South Carolina?"

A famous picture of Fraser strolling next to an 11-foot alligator was the "marketing program" for Sea Pines in the early days, said David Pearson, Fraser's first director of public relations and marketing.

Lader said, "He had the courage to bet on his ideas and bet big."

"He suffered from what the Greeks called creativity — divine madness," Lader said. "He took a chance on all of us without a pedigree. He challenged all of us to do important things."

Peter S. Rummell, who directed real estate development for The Walt Disney Co. and the St. Joe Co. after he left Sea Pines, said, "Every time ... (Fraser) got in (financial) trouble it was because he was ahead of the curve."

Rummell drew on Fraser's expertise and vision for Disney's Celebration community near Orlando. And did so again in 1997



Jonathan Dyer/The Island Packet

Left: Bagpipers lead the processional Saturday afternoon past the Harbor Town Lighthouse during the memorial service for Charles Fraser.

when he faced the daunting task of beginning the planning for a million acres owned by the St. Joe Co. in Florida. He said there was only one person to call on — Charles Fraser.

State Sen. Scott Richardson delivered remarks for former Gov. John West. West cited Fraser's efforts to get South Carolina officials to recognize the economic wealth that lay in its natural resources and the development of its tourism industry.

A private burial service attended by several hundred family members and close friends took place at 11 a.m. Saturday.

Save for flowers marking the spot, there was barely a trace of Fraser's burial vault, situated near a previously installed bust of Fraser on the marina side of the Liberty Oak.

It took eight and a half hours Thursday and two more on Friday to dig the grave by hand, said Abraham Mitchell, a Sea Pines maintenance supervisor who watched the work Thursday and Friday and attended Saturday's memorial service.

Mitchell, 69, said he has worked at Sea Pines since 1962 and knew Fraser well.

"He was one outstanding person," Mitchell said. "He looked out for his employees."

Robert Driessen Sr., 59, who tended golf courses and maintained swimming pools at Sea Pines from 1959 to 1998, said, "He was a good man; he touched a lot of lives."

Linda Lader, a close friend of Fraser's and wife of Phil Lader, said the memorial service went well.

"It went as I expected it would," she said. "I expected it to be amazing, and it was even better."

Contact Noah Haglund at 706-8138 or nhaglund@islandpacket.com.