



A well screened home maximizes the natural landscape while providing view corridors for homeowners.

Enhance Value with Smart, Sustainable Design

Kiawah Architectural Review Board Balances Developer Vision with Homeowner Preference

Gnarled limbs pruned by prevailing breezes, dense undergrowth dappled with sunlight, native grasses speckled with salt spray: the natural beauty of Kiawah Island is its greatest asset. The role of the Architectural Review Board (ARB) is to preserve this beauty by ensuring that each home is a careful addition to its natural setting. Difficult to accomplish? Yes. Rewarding when achieved? Definitely!

Kiawah Island's comprehensive Master Plan calls for responsible, environmentally sensitive development. Past and present, the Island's developer has adhered to this vision, creating value not only by protecting property investments, but by enhancing quality of life. The ARB is committed to upholding their vision by providing standards and guidelines for achieving an uncommon and visually pleasing blend of natural beauty and man-made improvements.

Whether driving, biking, or walking along the Island's roads and paths, or boating along the creeks and rivers, evidence of the cumulative effect of this vision surrounds you. Preserved vegetation is enhanced by lush planting. Homes recede through a sensitive creation of form and a careful application of color. Next time you cross Cinder Creek, pause to view the

homes along the marsh edge, or rather the small pieces of them revealed through the landscape. The successful balance of creating views from the home while screening the home from the community embodies the Kiawah goal.

DESIGNING WITH NATURE

The ARB guidelines, as their title "Designing with Nature" suggests, promote this goal by assisting homeowners with their planning efforts. For best efficiency, the review process aligns with the key points during a home's design: schematic design, design development, and construction drawings. Yet prior to beginning this process, owners are encouraged to understand the unique characteristics of the property which will determine home placement. The ARB therefore requires a site meeting with an owner's design team to analyze influences such as the tree canopy, ancient dune topography, and undulating marsh edges. Prevailing breezes, sun patterns, view potential, and neighborhood fabric are also evaluated. Additionally, it is important to understand any unique guidelines for individual neighborhoods. Only after the best method for site development has been determined can home design truly begin.



Maintaining marsh edges provides buffer and allows for critical natural habitat.

Once the design team creates a schematic home design that balances lessons learned at the site analysis and the owner's personal program, it is time to submit for conceptual review. Here, the focus is to assess the proposed site development, massing, and general design direction for compliance with guideline intent, a critical phase to ensure the project aligns with the vision while meeting the programming needs. It can be tempting to wait until the design is complete before submitting a project for review, but input from the ARB at a schematic level can be invaluable to an owner's decision making. The design process is a path best traveled together, with architects, builders and tradesmen understanding the ARB process at the onset in order to best advise owners on design and development criteria.

This initial review is followed by the preliminary submittal which entails review of design development drawings that demonstrate evolution of detail on the home and site plans. The review process concludes with the final submittal where the ARB gives guidance and confirms selections for material and color samples, the application of color on design elements, and the planting plan schematic design, always with the intent of the guidelines in mind.

As trends change and neighborhoods evolve, the ARB evaluates the guidelines for best implementation of the vision. For instance, recent tours by the ARB of the Island's golf courses, beach, and marshes revealed the need to reduce contrast between a home's exterior colors to better emphasize the surrounding natural beauty and not the man-made enhancements to it. Another example is renewed emphasis on maintaining vegetative buffers throughout construction. Buffer preservation followed by field evaluation of site conditions prior to implementation of the planting plan not only enhances opportunity for conserving habitat, but can decrease planting expenditures as well.

KNOW YOUR ARB

The Kiawah Island Community Association (KICA) covenants grant aesthetic review rights to the developer which are in turn assigned to ARB members. The members are appointed to serve on the developer's behalf and consist of four design professionals and one property owner representative. In addition, KICA appoints a member to represent the interests of their board and members. ARB meetings focus on consensus building and are conducted in an informal manner to encourage discussion. Results are solution-oriented according to the unique conditions of each home site, while remaining consistent with guideline intent and past decisions. Applicants are always welcome and are encouraged to attend the meetings.

The current Kiawah Island ARB chairman is Roy Smith, who has worked with the ARB periodically for several years. He has practiced architecture in locations as diverse as Atlanta, Tokyo, and Wyoming, as well as coastal South Carolina. He brings a unique perspective to the ARB, as he earned not only a master's degree in architecture at Clemson, but also a law degree from the University of Wyoming.

The design process is a path best traveled together

The ARB vice chair, Mark Permar, served as vice president of planning and design for the Kiawah Island Company, the original developers for Kiawah. As such, he was involved in all aspects of planning for Kiawah's development dating back to 1979. He has been a consultant since KRA's purchase of the Island in 1988 and holds a degree in architecture from the University of Cincinnati.

Jane Maybank is an architect member whose recent work has focused on architectural and land-use strategies. She earned a Master of Architecture degree from the University of Virginia and a Bachelor of Liberal Arts degree from Sarah Lawrence College in Bronxville, New York.

Marilyn Olson is the current property owner representative on the ARB. She represents home, cottage, and villa owner interests and provides a layman's view on aesthetic issues. She has a bachelor's and master's degree in education and worked in that field for 35 years. Marilyn has been a villa owner since 1994 and an Island resident since 2006.

Ed Monahan is the KICA representative on the ARB. He is the Supervisor of the KICA Livability Department, which combines Covenant Compliance, Safety, and Encroachment. Before moving to South Carolina, he attended American University in Washington, D.C. and worked on the trading floor of the New York Stock Exchange. Ed is responsible for enforcement of KICA and ARB guidelines.

As Director of Architecture for Kiawah Partners, Amanda Mole oversees all ARB activity. Amanda holds Bachelor of Science and Master of Architecture degrees from Georgia Tech and studied abroad in Paris. Prior to coming to Kiawah in 1999, she designed and managed projects for architectural and interior design firms in Atlanta, with a focus on private club design.

CHALLENGE IS OPPORTUNITY

The ARB faces many challenges in its effort to uphold the developer's vision, such as when an owner's desires do not fully align with the guidelines. When this occurs, solutions that satisfy common goals are not always immediately evident and may require research or reflection to reach the best conclusion. The ARB appreciates owner's patience while it evaluates the best course of action. Integrating new construction into existing neighborhoods is also a challenge given changes to flood plain regulations in past years. Although raised floor levels cannot be avoided in these instances, ARB guidelines regarding trim color application and landscaping are designed to help mitigate this issue.

As the Island evolves, more and more improvements and renovations occur as homes built early in the course of development begin to age. This creates an opportunity to bring properties into compliance with current guidelines as updates and modifications occur. Even small infractions erode the intent of the guidelines over time.

The ARB not only works with individuals to meet goals for the Island, but partners with other community stakeholders in their initiatives, such as KICA, Kiawah Conservancy's Naturally Kiawah, the Town of Kiawah, and The Kiawah Island Golf Resort. The Town's planning staff and the ARB also work together to ensure ordinances and guidelines align.

The ARB office at Freshfields Village is open during regular business hours and ARB members meet twice a month for reviews. However, the ARB website is always available as a resource for guideline updates, contact information, frequently asked questions, and more. Find us at the Kiawah Island Real Estate website or directly at KiawahARB.com.

Your ARB Team

The ARB's knowledgeable and helpful staff guides applicants through every step of the review process, serving as the owner advocate while upholding the vision for the community. The staff is a resource to ARB members, providing insight for requests and researching solutions to past topics of discussion to inform member decisions.

Heather Paton

Review Coordinator

Supporting Amanda is Heather Paton, the Review Coordinator for the ARB. Heather reviews all improvements to existing structures and assists with new home design reviews.

Jennifer Hayes

Landscape Coordinator

As Landscape Coordinator for the ARB, Jennifer Hayes not only reviews landscape submittals but also conducts critical site reviews for property development and view potential.

Laura Philpott

Compliance Coordinator

As Compliance Coordinator, Laura communicates enforcement of the standards and guidelines and serves as the ARB's liaison to KICA.

Chris Owca

Coordinator

Chris handles guideline questions, distributes set-back information, and provides assistance with processing of permits and submittals in addition to her administrative duties.