



# In 'Sconset

SUMMER 2006

## A MESSAGE FROM THE PRESIDENT

Dear 'Sconset Friends:

We're looking forward to the return of the summer sounds of family, friends and children at play in the Village of 'Sconset. Don't get me wrong. For those of us who spend the off-season in 'Sconset, there is a certain charm to the quiet and solitude of the Village – no lines at the post office, no cars on the streets and an easy pace, unless the chill winds blow, to our walks along the bluffs and through the lanes.

We now look to a busy summer season for the Trust as we continue to address key conservation and preservation issues for the Village. Again, we thank you for your support in the past and look forward to your continued support as we work on conservation of open land in the green belt and the preservation of Sankaty Head Lighthouse and other historic structures in 'Sconset.

There are many fronts for action and collaboration in pursuing our conservation and preservation goals. In the near future you will hear a great deal more about our efforts with the following initiatives:

1. The transfer of ownership of the Sankaty Head Light Station from the Federal government to the 'Sconset Trust. Part and parcel of this initiative is the need to prepare for the possible future relocation of the Lighthouse due to the march of Mother Nature's erosive effects.

2. The pursuit of open land



Photo courtesy of Cary Hazlegrove

conservation in the greenbelt surrounding 'Sconset's western and southern developed areas.

3. The completion of the preservation easement process at the Siasconset Union Chapel on New Street.

4. On-going work to preserve historic homes in the Village and to bring the island historic designation up to date.

In all of our efforts collaboration is a guiding theme. We continue to work with the island conservation and preservation not for profits to assure that our goals can be achieved here in 'Sconset while at the same time supporting the initiatives throughout the Island that benefit all members of the broader community.

The list of our sister organizations here in 'Sconset include the 'Sconset Civic Association, the Siasconset Beach Preservation Fund and the 'Sconset Advisory Board. Island wide organizations include the Nantucket Conservation Foundation, the Nantucket Land Bank, the Nantucket Land Council and the Nantucket Preservation Trust. Erika Mooney, our executive director, and your board members meet and communicate frequently with all of these organizations.

Please make note of the activities and events highlighted in this newsletter. And please make a special effort to join us at our Annual Meeting on July 21 when we will have Rick Lohr, the presi-

dent of International Chimney, speak about the amazing elements of lighthouse relocations.

Please feel free to contact me, Erika Mooney, or any board member with questions, comments and suggestions. Here's to a wonderful summer.

Robert Dean Felch, President  
rdfelch@aol.com

*The Trust's primary mission is to assist in the preservation of the Village's unique character through conservation and preservation of areas of open land and its structures of historic significance.*



## BOARD PROFILES



ROXANNE CASSCELLS

*I began visiting Nantucket about ten years ago with my husband and our three children. After one summer at the tip of Smith's Point in Madaket, we began renting a house in 'Sconset. We instantly loved the neighborhood, the small town feeling. The Village is like an extended wonderful family. The most important things about the 'Sconset Trust are keeping the green area in and around 'Sconset green, and working to preserve the lovely old buildings and landscapes. The 'Sconset Trust is what will make it all happen. But we all need to pitch in to keep the Trust strong; it won't just happen by itself.*

—Roxanne Casscells



ELISABETH BITTNER JOURG

*My husband and I and our three children have spent time in Nantucket Town, Squam and Wauwinet. We purchased a home in 'Sconset a few years ago and are especially pleased with the village/community concept. The whole family looks forward to our time in 'Sconset and numerous activities. Knowing that some changes are inevitable, I am pleased that the Trust is helping to manage future growth. I look forward to doing my part.*

—Elisabeth Bittner-Jourg



FRED MCROBIE

*As a life long summer resident of 'Sconset, I have seen a great number of changes to the Island over the years. 'Sconset, however, is one place in the world where time seems to stand still. The commercial center, post office, footbridge and sundial, and Sankaty Light are just a few of the landmarks that are just as I remember them in the 1950's. We must do everything we can to preserve the atmosphere in this little Village for the generations who will follow. I joined the 'Sconset Trust because it is so well supported by the best resource we have — the people of 'Sconset themselves.*

—Fred McRobie



DAVID ST. CLAIR

*I came under 'Sconset's spell in 1954 when I had a summer job at The Inn, now the Summer House, and decided then to make 'Sconset part of my future. I have seen the 'Sconset Trust come into being and am grateful now to help in its important role of conservation and preservation in the community. My special focus is serving as head of the committee to save Sankaty Head Lighthouse.*

—David St. Clair

## CONSERVATION EASEMENTS

### *What is a Conservation Easement?*

A conservation easement (or conservation restriction) is a legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation values. It allows you to continue to own and use your land and to sell it or pass it on to heirs.

When you donate a conservation easement to a land trust, you give up some of the rights associated with the land. For example, you might give up the right to build additional structures, while retaining the right to grow crops. Future owners also will be bound by the easement's terms. The land trust is responsible for making sure the easement's terms are followed.

Conservation easements offer great flexibility. An easement on property containing rare wildlife habitat might prohibit any development, for example, while one on a farm might allow continued farming and the building of additional agricultural structures. An easement may apply to just a portion of the property, and need not require public access.

A landowner sometimes sells a conservation easement, but usually easements are donated. If the donation benefits the public by permanently protecting important conserva-

tion resources and meets other federal tax code requirements it can qualify as a tax-deductible charitable donation. The amount of the donation is the difference between the land's value with the easement and its value without the easement. Placing an easement on your property may or may not result in property tax savings.

Perhaps most important, a conservation easement can be essential for passing land on to the next generation. By removing the land's development potential, the easement lowers its market value, which in turn lowers estate tax. Whether the easement is donated during life or by will, it can make a critical difference in the heirs' ability to keep the land intact.

*Why should I grant a conservation easement to a land trust?*

People execute a conservation easement because they love their open space land, and want to protect their land from inappropriate development while keeping their private ownership of the property. Granting an easement to a conservation organization that qualifies under the Internal Revenue Code as a "public charity" - which nearly all land trusts do - can yield income and estate tax savings. Moreover, land trusts, some of which are more than 100 years old, have the expertise and

experience to work with landowners and ensure that the land will remain as permanent open space.

### *Are conservation easements popular?*

They are very popular. In the 5 years between 1998 and 2003, the amount of land protected by local and regional land trusts using easements tripled to 5 million acres. Landowners have found that conservation easements can be flexible tools, and yet provide a permanent guarantee that the land won't ever be developed. Conservation easements are used to protect all types of land, including coastlines; farm and ranchland; historical or cultural landscapes; scenic views; streams and rivers; trails; wetlands; wildlife areas; and working forests.

*How can a conservation easement be tailored to my needs and desires?*

An easement restricts development to the degree that is necessary to protect the significant conservation values of that particular property. Sometimes this totally prohibits construction, and sometimes it doesn't. Landowners and land trusts, working together, can write conservation easements that reflect both the landowner's desires and the need to protect conservation values. Even the most restrictive easements typically permit

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## MARKETING, EDUCATION, AND MEMBERSHIP (MEM) REPORT

The MEM Committee is happy to report that membership and fund-raising numbers for the 'Sconset Trust continue to climb. In the last few years, we've seen membership numbers rising 10 to 20% each year. This year we're tracking to have an historic high number of members. Significantly, revenue numbers are also reaching new heights. Since 2002 we've seen a 54% increase in our annual income. This year we're trending well above last year's strong numbers. Given the much reported development pressures and rising real estate values around 'Sconset this is all great news. Thank you to all friends of 'Sconset for your support!

### MEMBERSHIP DRIVE & GENERAL FUNDRAISING CONTINUE

We encourage you to continue spreading the word about the Trust mission and Trust membership to friends and family. If you know of any foundations or other potential donors to our land conservation efforts, please forward their information to us. Also we're more than happy to send prospective membership packets, so please just let us know if you would like us to mail one to you.

**SECOND ANNUAL NYC SOIREE (SNOW FEST)**  
Despite the dramatic weather during February's New York City Soiree weekend (26" of snow the night of the event) those who attended had a great time and the evening

was a financial success. The jazz duo did a fine job of entertaining and Harvard Hall in the Harvard Club provided a dramatic backdrop for many mini-'Sconset reunions. This year's NYC Soiree also boasted a record number of sponsors. We look forward to Mother Nature's cooperation next year as we hold our third annual event.

### 'SCONSET TRUST BIRD WALKS

On the educational front, the Trust will hold our second annual bird walks with Bob Kennedy, a naturalist from the Maria Mitchell Association. Last year's walks were a big hit and we look forward to continuing this tradition of sharing knowledge about the natural beauty around 'Sconset. This year's walks will be held on Monday, July 3rd and Monday, August 14th.

### 'SCONSET TRUST MERCHANDISE

As many of you know, we're currently selling Forrest Rodts' limited edition, giclee prints of the 'Sconset Rotary. Forrest has generously offered all profits from the sales of the print for the Trust. We printed 150 and they have been selling fast. We recommend ordering one while they last. In other Trust merchandising efforts, we unveiled our new 'Sconset Trust white, collared shirts. Please see our merchandise page for information on purchasing the print, shirt, or one of our books.

### MEM VOLUNTEERS WELCOME

The MEM Committee is looking for volunteers to either join our committee or to assist with general volunteer projects. If you're interested in helping with our work, please contact me at: [dkinsley@kinsleypower.com](mailto:dkinsley@kinsleypower.com) or (508) 257-6257.

Again, thank you for your support of the Trust's mission to preserve and protect our special village.

David Kinsley  
MEM Committee Chairman

### Membership Statistics As of 5/15/06

Total Members: 387

New Members: 45

Renewed Members (after a lapse of more than one year): 33

Donors at the Patron level or higher:

2001 - 66

2002 - 54

2003 - 48

2004 - 61

2005 - 89

2006 - 78\*

(\*membership year to date)

*continued from page 2:*

landowners to continue such traditional uses of the land as farming and ranching.

### *What steps do I take to write a conservation easement?*

First, contact a land trust in your community to become acquainted with the organization and the services they can provide. Explore with them the conservation values you want to protect on the land. Discuss with the land trust what you want to accomplish, and what development rights you may want to retain. For example, you may already have one home on your property and want to preserve the right to build another home. That is one provision that must be specifically written into an easement agreement. Always consult with other family members regarding an easement, and remember that you should consult with your own attorney or financial advisor regarding such a substantial decision.

### *How long does a conservation easement last?*

Most easements "run with the land," binding the original owner and all subsequent owners to the easement's restrictions. Only gifts of perpetual easements can qualify for income and estate tax benefits. The easement is recorded at the county or town records office so that all future owners and lenders will learn about the restrictions when they obtain title reports.

### *What are a land trust's responsibilities regarding conservation easements?*

The land trust is responsible for enforcing the restrictions that the easement document spells out. Therefore, the land trust monitors the property on a regular basis - typically once a year - to determine that the property remains in the condition prescribed by the easement document. The land trust maintains written records of these monitoring visits, which also provide the landowner a chance to keep in touch with the land trust. Many land trusts establish endowments to provide for long-term stewardship of the easements they hold.

*Courtesy of the Land Trust Alliance*

## SANKATY HEAD LIGHTHOUSE UPDATE

When our fall newsletter was published last year, a special meeting of the members of the Nantucket Historical Association (NHA) was about to take place to consider the NHA's acting to pass through Sankaty Lighthouse and its property from the U.S. Coast Guard (USCG) to the 'Sconset Trust. Legislative technicalities required the NHA to be in the chain of title even though they would have no continuing role once the Trust owned the properties. Happily, NHA's members voted for the approval and the process began.

Next, the USCG and the Trust must by federal laws complete several tasks prior to "decommissioning" the Lighthouse property, including completion of an archaeological survey of the new site (Indian and other artifacts), doing an environmental clean-up of the present site (lead based paint chips), creating an extensive photographic archive of the interior and exterior of the structure, responding to advice and oversight from the Massachusetts Historical Commission and obtaining approvals of various easements.

With effective help from our counsel, Steven Cohen of the Reade, Gullicksen, Hanley & Gifford firm and working with very helpful USCG attorneys, it appears that the environmental clean-up can be done by the USCG after transfer of the property to the Trust. International Chimney Corp., our contractor to manage a possible future relocation of the Lighthouse, has weighed in with its expertise regarding the logistics of the move.

Of course, clearance must be obtained from several local Nantucket governmental authorities. Our goal is to become owners of the property by mid-summer this year.

We are excited to have Rick Lohr, President of International Chimney as our guest speaker at the 'Sconset Trust Annual Meeting in July. Hope to see you there.

David W. St. Clair  
Sankaty Lighthouse Committee Chair



## SECOND ANNUAL NEW YORK CITY WINTER SOIREE



*Clockwise from upper left: Bonnie Block Levison and Fred McRobie; Steven Della Rocca, Courtenay Hardy and Bob Felch; Barbara and Bill Charlton; Kathy Arvay and Barbara Gewirtz; David A. St. Clair, Duncan St. Clair and Chris Krantz; Rena Crisp, Nicholas Bertha, Michael Viano and Leslie Bertha; Tom Ward and Jody Hilton.*







*Clockwise from upper left: Jeff and Valerie Paley; Forrest Rodts and Bob Felch surrounding the original oil of "Sconset Rotary"; Sally Mott Carter and Charles Liddle; Allison Strassenburgh, Paul Nitze and Laurel Ried; Amy Tercek and Bill Paulsen.*



## SOIREE SPONSORS

### 'Sconset Lights

Barbara & Bill Charlton  
Sophia & Greg Gushee  
Elisabeth Bittner & Chansoo  
Joung

Betsy Michel  
Bill Moore  
Amy & Mark Tercek  
Deborah & Jim Walker

### 'Sconset Roses

Kathy & Joseph Arvay  
Batia Zumwalt & Andrew  
Edlin  
Patty & Paul Gibian  
Pam & Doug Hendrickson  
Judy & Bill Holding  
Andrea & David Kinsley  
Carol & Ken Kinsley  
Bonnie Block Levison  
Nantucket Moose

Valerie & Jeff Paley  
Bill & Laura Taft Paulsen  
Lydia & Rob Petty  
Karen Urban & Frank Rovinski  
Susan & Perry Ruddick  
Alix & David St. Clair  
Anne & David St. Clair  
Cathy & Stephen Weinroth  
Bunny Whiteley  
Joanne & Derby Wilson



# TRUST HAPPENINGS

❖ Executive Director Erika Mooney attended the Land Trust Alliance's National Land Conservation Conference in Wisconsin October 13-18, 2005. This nation-wide event occurs once a year and allows conservationists to share expertise in the tools and issues vital to private land conservation.

❖ The Trust again participated in the Nantucket Historical Association's Festival of Trees in December 2005. Our theme was "'Sconset Charms" and featured photographs of and around 'Sconset made into charms attached to a garland bracelet. Susan Whitlock helped Erika take photographs, make the ornaments and decorate the tree. Thank you Susan!

❖ The Trust held its second winter board meeting, this year in New York City. Our meeting coincided with our Second Annual

Winter Soiree, held this year at the Harvard Club. The Soiree was a hit, despite the 26" of snow that fell on the city. For the brave souls who made it out, it was a fabulous event.

❖ May was National Preservation Month and the 'Sconset Trust took part by sponsoring a 'Sconset House Tour on Mother's Day. Many thanks to the homeowners for graciously opening their doors.

❖ The Trust will be hosting bird walks in July and August, led by Dr. Bob Kennedy of the Maria Mitchell Association. Please pre-register as the group size is limited.

❖ The 'Sconset Trust Annual Meeting & Reception is Friday, July 21. Our special guest will be Richard Lohr, president of International Chimney, who will be discussing Sankaty Head Lighthouse. We hope to see you there!

## 'SCONSET TRUST BIRD WALKS

WITH DR. BOB KENNEDY, DIRECTOR OF NATURAL SCIENCES AT THE MARIA MITCHELL ASSOCIATION

He's back! For the second year, the 'Sconset Trust, partnering with the Maria Mitchell Association, will be sponsoring bird walks in 'Sconset led by Dr. Bob Kennedy. These walks will take place on Monday, July 3 and Monday, August 14. Dr. Kennedy will be covering the 10 most common breeding birds of 'Sconset. Bring your binoculars if you have them!

There is a maximum group size of 25 for each date so please contact Erika at (508) 228-9917 or [SconsetTrust@comcast.net](mailto:SconsetTrust@comcast.net) to pre-register for this event.

The cost of the bird walk is \$15.00 per adult and \$10 per child.

The bird walks will start promptly at 8:30 a.m. and we will meet in the lobby of the Siasconset Casino. We hope you will join us!



*Dr. Bob Kennedy with a young friend. Photo courtesy of the Maria Mitchell Association.*

## PRESERVATION IN 'SCONSET



*The Corners*



*Wade Cottages*



*Hedged About*

May was National Preservation Month and the 'Sconset Trust once again sponsored a 'Sconset House Tour. Three houses were opened on Sunday, May 14: The Corners at 8 Center Street, Wade Cottages (the Main House) at 35 Shell Street, and Hedged About at 10 Sankaty Road. We thank the owners and hosts for helping the 'Sconset Trust raise awareness about historic preservation by generously opening these homes.

As reported in our fall 2005 edition of In 'Sconset, the Trust is working with the board of the Siasconset Union Chapel on a preservation easement that will preserve the Chapel building along with the surrounding gardens and columbarium. Work on this easement document has been steady over the winter and we hope to have a signed agreement this summer. This will become the second preservation restriction that the 'Sconset Trust will

hold and we encourage homeowners who are interested in an historic preservation easement to call us!

*(Photos courtesy of Erika Mooney)*

CHECK OUT OUR WEBSITE!  
[WWW.SCONSETTRUST.ORG](http://WWW.SCONSETTRUST.ORG)



## 'SCONSET ROTARY BY FORREST RODTS

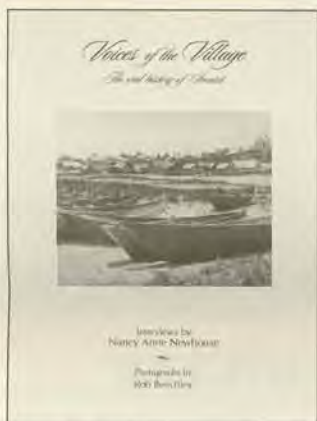


Forrest Rodts very generously offered to paint a classic 'Sconset rotary scene with all proceeds to benefit the Trust. He has signed 150 limited edition giclee (high quality, long-life) prints. The dimensions are 12" x 15". \$150

## VOICES OF THE VILLAGE, AN ORAL HISTORY OF 'SCONSET

WITH INTERVIEWS BY NANCY NEWHOUSE AND PHOTOGRAPHS BY ROB BENCHLEY.

29 interviews take the reader back to a simpler time in our lives. This wonderful book of 'Sconset oral history is truly a keepsake and is a must have for your Nantucket book collection. \$25



## 'SCONSET TRUST GOLF/TENNIS SHIRTS

These polo-style shirts are short-sleeved, white, and all-cotton, made by Boast. The 'Sconset Trust logo is featured over the heart and our mission of "Conservation and Preservation" is on the left sleeve. Adult sizes S, M, L and XL currently available. \$45



## SAVING 'SCONSET, HOW RESPONSIBLE VILLAGERS CAN PROTECT THE FUTURE OF A FRAGILE PLACE



This important book focuses on how 'Sconseters can cope with the changes and pressures that face the village as it continues to develop; it contains specific references to the character and scale of different architectural neighborhoods. \$12.50

## SAVING SCONSET

HOW YOU CAN PROTECT THE FUTURE OF A FRAGILE PLACE  
WRITTEN BY GEORGIA URBANO RAYSMAN.

This small black and white booklet discusses the general ins and outs of the restriction process, and how we can help to preserve the 'Sconset we know and love by placing either historic preservation restrictions or conservation restrictions on our properties. \$5



## WANTED: SANKATY HEAD LIGHTHOUSE PICTURES!

We are planning to get a head start on our Sankaty Head Lighthouse tree for the NHA Festival of Trees. We would like to borrow your photos and postcards, be them old or new. Please contact Erika Mooney at (508) 228-9917 or SconsetTrust@comcast.net.

## BOARD OF DIRECTORS

Robert Dean Felch, President  
J. Perry Ruddick, Vice President  
Walter C. Wilson, Treasurer

Caroline A. Ellis, Secretary  
Carol W. Benchley, Clerk

Roxanne Casscells  
William J. Charlton  
Elisabeth Bittner Joung  
David Kinsley  
Donna J. Lockhart  
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Lydia Rhodes Petty  
John E. Reed  
Michael A.F. Roberts  
Julie D. Simmons  
David W. St. Clair  
Amy Terak  
Peter Watrous  
Bunny Whiteley

Susan R. Whitlock, 'Sconset Civic Association  
Carol W. Kinsley, 'Sconset Planning Commission

Erika Davidson Mooney, Executive Director

## PLEASE FORWARD YOUR EMAIL ADDRESS!

The 'Sconset Trust is gathering member email addresses in order to communicate about Trust events and news, and defray costs. If you'd like to receive such emails, please send your email address to: SconsetTrust@comcast.net.

## CONTACT US

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The Sconset Trust



Conservation and Preservation

## 2006 Calendar

### JULY

- 1** ST. MARY'S CHURCH SUMMER FAIR. 8 A.M.-2 P.M.
- 3** 'SCONSET BIRD WALK LED BY DR. BOB KENNEDY/MMA.  
8:30 A.M. AT THE CASINO. PRE-REGISTRATION REQUIRED. CALL THE  
'SCONSET TRUST (508) 228-9917.
- 4** BIKE PARADE. 9:40 A.M. AT THE CASINO. HELMET REQUIRED.
- 4** FIREWORKS DISPLAY. DUSK AT JETTIES BEACH.
- 10** 'SCONSET CIVIC ASSOCIATION MEETING AT THE CASINO.
- 12** COMMUNITY GREEN THUMB FLOWER SHOW. 10 A.M.-5 P.M. AT  
THE WHITE ELEPHANT. NANTUCKET GARDEN CLUB.
- 13** ANNUAL RUMMAGE SALE. 9 A.M. AT THE CASINO.
- 13** ST. PAUL'S CHURCH FAIR. 9:30 A.M.-2 P.M.

#### MAKE SURE YOU MARK YOUR CALENDARS!

We will be holding a Sankaty Head Lighthouse fundraising auction  
in July of 2007. More details to come...

### AUGUST

- 4-6** NANTUCKET HISTORICAL ASSOCIATION ANNUAL ANTIQUES  
SHOW. 10 A.M.-5 P.M. AT THE NANTUCKET NEW SCHOOL.
- 5** FIRST CONGREGATIONAL CHURCH FAIR & AUCTION. 9 A.M.-  
1:30 P.M. AT 62 CENTER STREET.
- 7** 'SCONSET CIVIC ASSOCIATION MEETING AT THE CASINO.
- 9** NANTUCKET GARDEN CLUB HOUSE TOUR. 11 A.M.-5 P.M.
- 10** NANTUCKET PRESERVATION TRUST AUGUST FETE. 6-10 P.M.
- 12** BOSTON POPS ESPLANADE ORCHESTRA. 7 P.M. AT JETTIES  
BEACH. NANTUCKET COTTAGE HOSPITAL BENEFIT.
- 14** 'SCONSET BIRD WALK LED BY DR. BOB KENNEDY/MMA.  
8:30 A.M. AT THE CASINO. PRE-REGISTRATION REQUIRED. CALL THE  
'SCONSET TRUST (508) 228-9917.
- 19** SANDCASTLE & SCULPTURE DAY. 11 A.M. AT JETTIES BEACH.  
PRE-REGISTRATION REQUIRED.

### 'SCONSET TRUST DATES TO SAVE!

**JULY 4** — Field Day after the Parade at the Siasconset Union Chapel. Refreshments.

**JULY 21** — Reception & Annual Meeting at the Casino. Richard Lohr, president of International Chimney, will be our guest speaker  
to discuss Sankaty Head Lighthouse.

**AUGUST 9** — Patrons' Party for Leadership Donors at Joanne & Derby Wilson's home on Sankaty Head Road.