



Conservation and Preservation

IN 'SCONSET

FALL 2006

A MESSAGE FROM THE PRESIDENT

Dear Friends of the 'Sconset Trust,

The 22nd Annual Meeting of the 'Sconset Trust which was held at the Siasconset Casino on Friday, July 21 was historic. That evening I had the great pleasure of announcing plans to transfer ownership of the Sankaty Head Light Station property from the U.S. federal government to the Trust. In addition I also announced our plans to execute the relocation and restoration of the Sankaty Head Lighthouse.

Although the transfer of ownership of the Lighthouse and ensuing engineering project have become the focus of our current work at the Trust, we have not lost sight of our mission of conservation and preservation. We continue to manage our broad goals of conserving 'Sconset open land and preserving our historic heritage by sponsoring preservation restrictions for our residential, commercial and public structures in the core village of 'Sconset.

I am certain you will be delighted to read in this newsletter that we are near completion of the historic preservation restriction for the Siasconset Union Chapel and



Photo courtesy of Cary Hazlegrove.

its surrounding property. The Chapel trustees and the Sconset Trust will work together to ensure our mutual preservation goals are honored over time for the benefit of future generations.

We also are delighted to report on many of the elements of the Sankaty Head Lighthouse project in this newsletter. Excerpts from my July 21 announcement are included as are articles giving you the most up to date information about the project. The relocation and restoration of the Lighthouse goes beyond 'Sconset. It affects the entire island and this is an island-wide capital campaign. We are pleased by the very positive response from individu-

als throughout the Island. In addition we are having productive discussions with businesses on and off the Island and are also identifying foundations for their financial assistance.

We have assembled a great team including David St. Clair, the lead committee chair, Susan and Perry Ruddick, our fund raising campaign chairs, Bunny Whiteley, corporate and business gifts chair, Donna and Jeffrey Lockhart, foundations and grants chairs, Caroline Ellis, our site planning chair and David Kinsley and Bill Holding our PR team chairs. Betsy Grubbs, our fund raising manager, and Erika Mooney, our executive direc-

tor, are working on a daily basis to make sure we are ready for the big move which is scheduled for October 2007.

In closing I would like to thank the many volunteers and the members of the board of the Trust for their enthusiasm, creative ideas, and tireless work to make this campaign a success. Please feel free to contact me, Erika Mooney or any board member with questions, comments and suggestions. We have a very busy winter ahead.

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.

SIASCONSET UNION CHAPEL HISTORIC PRESERVATION RESTRICTION

In August 2006 the Board of the Siasconset Union Chapel approved an historic preservation restriction on the Chapel, its adjacent open space and the columbarium. The restriction has been accepted by the 'Sconset Trust and the Trust will oversee the approval process with the Massachusetts Historical Commission and the Town of Nantucket.

The purpose of this restriction is to ensure that the architectural and historic features of the building and adjacent landscape be maintained in their current condition. The restriction also protects the open space from future development. It is the Chapel's intention to continue its role as a chapel and burial ground while providing open space for the Village. The minister's house and its immediate grounds, however, are not included in the restriction.

The concept of creating a preservation restriction has been researched and discussed by the Chapel Board over the past five years. A year ago the Board voted to pursue a restriction

and began working with the 'Sconset Trust. A Chapel Preservation Committee was formed and chaired by Jeffrey Lockhart. Other committee members were Elizabeth Churchill, Caroline Ellis, Bob Felch (president of the 'Sconset Trust), Don Porter (Chapel president), Georgia Raysman, and Mimi Young. The committee worked through the year with Brian Pfeiffer, consultant to the Trust, and Richard Loftin, counsel to the Chapel, to write a restriction acceptable to both the Chapel and the Trust.

The resulting preservation restriction protects one the of the center pieces of our Village. This is particularly fitting as the Chapel is an outstanding example of 19th century Victorian Gothic architecture. It is listed in both the National and Massachusetts Registers of Historic Places.

We applaud the Siasconset Union Chapel for joining the Lourie family in taking the lead and setting the tone which we hope others will follow in the coming years.

NEW FEDERAL LAW GIVES BETTER TAX BREAK FOR VOLUNTARY CONSERVATION AGREEMENTS

Congress recently passed a law to enhance the tax benefits of protecting your land by donating a voluntary conservation agreement. If you own land with important natural or historic resources, donating a voluntary conservation agreement can be one of the smartest ways to conserve the land you love and protect America's natural heritage, while maintaining your private property rights and possibly realizing significant federal tax benefits.

These new incentives make it easier for average Americans, including working family farmers and ranchers, to donate land. The legislation allows:

- ♦ A conservation agreement donor to deduct up to 50% of their adjusted gross income in any year;
- ♦ Qualifying farmers and ranchers to deduct up to 100% of their adjusted gross income; and
- ♦ Donors to carry over deductions for their contribution for as many as 15 years.

These changes allow many modest income landowners to

deduct much more than they could under the old rules, bringing increased fairness to the tax code.

It is important to note that these tax incentives only apply to land conservation donations in 2006 and 2007. The bill sunsets on December 31, 2007.

What do you need to know to enter into a voluntary conservation agreement? Here are the facts:

- ♦ A voluntary conservation agreement, also known as a conservation easement, is a legal agreement between a landowner and a nonprofit land trust or government agency that permanently limits uses of the land in order to protect important 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 enter into a voluntary conservation agreement with a land trust, you give up some of the rights associated with the land. For example, you might give up the right to subdivide your land or build additional houses, while retaining the full right to grow crops. Future owners also will be bound by the agreement's terms. The land trust is responsible for making sure the terms of the agreement are followed.

- ♦ Voluntary conservation agreements vary widely. An agreement to protect rare wildlife habitat might prohibit any development there, for example, while one on a farm might allow continued farming and the building of additional agricultural structures. An agreement may apply to just a portion of the property, and need not require public access.

- ♦ A conservation donation requires not only a willing donor, but a qualified conservation organization to accept the donation. That organization needs to be able to show that the dona-

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NEW LAND ACQUISITION!

In September, the 'Sconset Trust acquired approximately one and one half acres of land from the 'Sconset Hydrangeas subdivision off Milestone Road. This land will be held as open space in perpetuity. The Trust will also hold a deed restriction on the 'Sconset Hydrangeas open land owned by the Homeowners Association, ensuring no future building on these open space parcels.

BOARD MEMBER PROFILES



CAROL BENCHLEY

I can remember all those years ago, standing in Buck and Tipp

Buckingham's kitchen listening to a conversation among Buck, Joan Brecker and Bob Shetterly about their hopes for 'Sconset and their vision for the 'Sconset Trust. As one of the few people around who came here because of a person rather than the place, it all seemed a bit foreign to me. But, it didn't take long before the significance of those conversations became very clear. What an honor it is for me now to be part of those Founders' visions, and to contribute in whatever way I can to help preserve this very special place we call 'Sconset.

—Carol Benchley



JOHN E. REED

I started coming to Nantucket seriously when we rented a house on Evelyn Street for August in 1953. The whole family enjoyed 'Sconset so much that we bought our house on Low Beach Road in the fall of 1955. As an avid 'Sconset preservation person, I was thrilled to be asked to serve on the Board of the Trust when it was initially formed and again feel both happy and privileged to be serving my current term as a Board Member.

—John E. Reed

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tion closely fits its particular charitable mission. A land trust will not accept a donation that does not fit its mission and purposes.

- ♦ A voluntary conservation agreement can help a landowner pass land on intact to the next generation. By limiting the land's development potential, the agreement lowers its market value, which in turn lowers estate tax. Whether the agreement is donated during life or by will, it can make a critical difference in the heirs' ability to keep the land intact.

- ♦ If a conservation agreement benefits the public by permanently protecting important conservation 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 agreement and its value without the agreement.

- ♦ To qualify as a charitable donation, a conservation agreement must be permanent. A landowner should get professional financial planning and legal advice before making such a major donation.

Courtesy of the Land Trust Alliance



Trust president Bob Felch and International Chimney president Rick Lohr at the Annual Meeting. Photo courtesy of Kris Kinsley.

*"Conservation is getting nowhere because it is incompatible with our Abrahamic concept of land. We abuse land because we regard it as a commodity belonging to us. When we see land as a **community** to which we belong, we may begin to use it with love and respect."*

—Aldo Leopold (1887-1948),
American wildlife ecologist, from "A Sand County Almanac"

LIGHTHOUSE UPDATE

When in August 2005 the 'Sconset Trust received a letter from the U.S. Coast Guard (USCG) outlining the regulatory and logistical requirements before Sankaty Head Lighthouse could be transferred to the Trust's ownership, most surprising was the remark that in their experience the process could take "one to two years".

The Trust expects to take title to the land and structure this November, about 15 months later; it appears the USCG was right. Most of the legally required steps have been taken but a few remain to be completed. Fortunately, several of the conditions of the agreement can and will be addressed following the title transfer.

Recently, a team of three archaeologists were on site for three days digging some 35 holes, each from one to three feet deep to determine the likelihood of remains or artifacts being buried there. As required, the Wampanoag Tribe was invited to monitor the work. They were consulted and declined, but they have received copies of all preliminary assessments and will receive a copy of the report on this latest work. The work and report are required by the Massachusetts Historical Commission (MHC) which can require "stripping" a broad area down several feet if warranted by preliminary results. The initial feed back from the archaeologists is that nothing of consequence was found. They predict, but would not guarantee, that the matter will be closed by the MHC with no stripping required.

The Trust's attorney is preparing additional easements in favor of USCG access to their former land and the future new site so they can maintain the light as an active aid to navigation. The Trust will be responsible for the structure inside and out as required by both the USCG and the MHC. A sizable endowment will be necessary since maintenance and future restoration costs will be the sole responsibility of the Trust. Sankaty Head Golf Club is a major partner since a portion of the move



'Sconset Civic Association president Susan Whitlock presents a \$5,000 check to Bob Felch for the Lighthouse Campaign.

route and the new site are on its land. Of course, the Nantucket community is an interested party: has any Nantucketer not been charmed by Sankaty?

The Trust has applied for a major grant from the Community Preservation Committee (CPC). Saturday morning, October 14, Trust representatives appeared before the CPC Board to make the case for the grant and answer questions. That funding is urgently needed. We expect to hear back by early December.

David St. Clair
Chairman, Sankaty Lighthouse Committee

NEWS FROM THE CAMPAIGN CHAIRS

Recognizing the importance of Sankaty Head Lighthouse, the 'Sconset Trust will seek island-wide support to move and preserve this piece of Nantucket history. The public campaign will be officially launched in 2007. At present, Campaign Chairs Susan and Perry Ruddick are working with a group of Trust Board members - Bob Felch, Bill Charlton, Mike Roberts and Derby Wilson - to identify some of our lead donors. The early responses have been extremely positive.

SAVE THE DATE!!

July 8, 2007 we will be officially kicking off the Sankaty Head Lighthouse Campaign.

MARCH

1. Prep work, including reinforcing: 3/16-3/31.
(approx.duration: 2 weeks)

APRIL

2. Foundation and pedestal installation: 4/1-5/15.
(approx.duration: 6 weeks)

MAY

JUNE

PROPOSED 2007 SCHEDULE FOR:
THE RELOCATION OF SANKATY HEAD LIGHTHOUSE
AS PROVIDED BY THE INTERNATIONAL CHIMNEY CORPORATION
*All durations noted are approximate

PRESIDENT'S REMARKS: 22ND ANNUAL MEETING

The following is a reprint of the remarks Bob Felch gave at the 22nd Annual Meeting of the 'Sconset Trust at the Siasconset Casino on Friday, July 21, 2006. Bob explains in great detail why the Lighthouse needs to be moved.

"Today is the day we announce our plans to move the magnificent 156 year old Sankaty Head Lighthouse to a safe new location some 400 feet to the northwest of its current location.

This is an island-wide community project. The 'Sconset Trust will do the planning and fund raising to make sure we accomplish the plan with expertise, efficiency and economy.

The citizens of Nantucket Island and the many visitors who come to the east end of the Island have a stake in preserving this historic icon as a beacon for the future. The presence of the Lighthouse immeasurably enhances the quality of our lives; it helps to establish our sense of place and in part to define the character of our community.

Who can imagine this wonderful eastern shore of Nantucket without Sankaty Head Light? We as a community must give our full and immediate attention to this project. We cannot know what Mother Nature will present in the coming months and years.

- ♦ We now have 79 feet from the bluff edge to the eastern base of the Lighthouse.
- ♦ This equates to 67 feet of usable land surface today, as 12 feet of bluff edge is deemed by the experts to be unsuitable for heavy equipment and labor activities.
- ♦ The project plan identifies 55 feet as the minimum requirement for a safe and efficient worksite to accomplish the move.
- ♦ Doing the math we only have 12 feet to reach the minimum suitable distance.

TWO GENEROUS GIFTS FROM ISLAND ORGANIZATIONS

We are pleased to announce that in the month following the formal announcement of the move, the Sankaty Head Lighthouse Campaign received two generous gifts from Island organizations.

The Siasconset Civic Association presented Bob Felch with a \$5,000 check for the Campaign at their annual meeting held in August.

The Nantucket Garden Club voted at their annual meeting in August to pledge \$50,000 towards landscaping the site. In addition to this extremely generous gift there will be Garden Club members to help Site Committee chair, Caroline Ellis, and island landscapers design a lovely, natural Nantucket site.

Yes, few storms have taken more than 10 feet at Sankaty Head but we do know that between the end of June 1991 and July 1992, 17.1 feet of bluff disappeared at this headland. We are in fact one major storm away from trouble. A friend from Madaket last evening looked me in the eye and said in a serious tone "move it or lose it." The clock is ticking.

It is therefore our decision that we will target 2007 as our move year.

Let me make a few points about the scope of the project:

1. The project is not just a structure relocation project, though that in and of itself will be an engineering marvel.
2. The project includes a commitment to restore the Lighthouse to a suitable condition that will take us into the future addressing up front major repair and replacement requirements.
3. The 'Sconset Trust, as custodian for the land and structure, will have the responsibility to maintain and preserve the Lighthouse from the day of the transfer of ownership in perpetuity.
4. It is imperative that we create an endowment for the purpose of preserv-

ing and maintaining the Lighthouse and keeping its property presentable and attractive to the public now and forever.

The current estimated cost of the project is a minimum of \$3,000,000, which includes:

1. Taking ownership of the Lighthouse and the property
2. Restoring the Lighthouse
3. Relocating the Lighthouse
4. Implementing a site plan for the Sankaty Head station property
5. Creating an appropriate and dedicated endowment fund for future upkeep.

You are our partners and I know many of you will act with your hearts when you consider your support for this grand, historic and worthwhile project.

We owe thanks to the members of the NHA and the members of Sankaty Head Golf Club for their support of this rescue effort. I would add to this list the US Coast Guard, our skilled attorney Steven Cohen from the Arthur Reade office, and members of the Nantucket Conservation Commission and the HDC."

LY

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AUGUST

3. Prep work, saw cutting:
8/16-8/31. (approx.duration: 2 weeks)

SEPTEMBER

4. Installation of the move steel support frame: 9/1-9/15.
(approx.duration: 2-3 weeks)
5. Lift and install travel system: 9/15-9/30 (1-1/2 weeks)
6. Prep the move route:
9/15-9/30 (1 week)

OCTOBER

7. Move the Lighthouse:
10/1-10/15. (approx.duration: 1 week)
8. Remove transport system & lower: 10/1-10/15 (1 week)
9. Installation of brick infill:
10/16-11/15 (approx. 3 weeks)

NOVEMBER

10. Remove support frame, reinforcing, pockets: 11/1-11/15
11. Reclaim move route, rough grade, etc. (approx. 2 weeks)

TRUST HAPPENINGS

❖ Dr. Bob Kennedy of the Maria Mitchell Association partnered with the Trust again this summer to lead two bird walks through 'Sconset. These bird walks have gained in popularity and we will be bringing them back again next summer.

❖ Bob and Marianne Felch once again organized the 'Sconset Trust's 4th of July fun day activities, held after the bike parade. There were games and refreshments in the Chapel garden and a fantastic turnout of children and adults alike.

❖ Our 22nd Annual Meeting was held at the Casino on July 21. Trust president Bob Felch announced our plans to move Sankaty Head Lighthouse in 2007. Special guest speaker Rick Lohr, president of International Chimney Corp., discussed the techniques of moving a lighthouse.

❖ Our annual Patrons' Party was hosted by Joanne and Derby Wilson on one of the most beautiful nights of the summer. Guests were treated to a terrific view of the Lighthouse and a wonderful evening.

❖ Both the Boards of the Siasconset Union Chapel and the 'Sconset Trust approved an historic preservation restriction on the Chapel and its grounds. The Trust will be the restriction holder. Please see the Chapel article in this issue for more information.

❖ In September the Trust took official ownership of approximately 1.5 acres of land at the north end of the 'Sconset Hydrangeas LLC property off Milestone Road.

❖ The Trust will again be participating in the Nantucket Historical Association's Festival of Trees in December. If you are on island please stop by the NHA to view the Trust's tree!

❖ Look for save-the-date cards for our annual NYC Soiree as well as an event in Florida. If you are interested in sponsoring the NYC event or would like to serve on the planning committee, please contact Erika Mooney (SconsetTrust@comcast.net) or David Kinsley (dkinsley@kinsleypower.com).

SUMMER FACES



Clockwise from left: The 'Sconset Trust's annual 4th of July Fun Day at the Chapel, photo courtesy of Erika Mooney; Susan Ruddick, Mike Karlson, and Jane King at the Patrons' Party, photo courtesy of Erika Mooney; 4th of July Bike Parade, photo courtesy of Holly Pagon.



'SCONSET TRUST MERCHANDISE

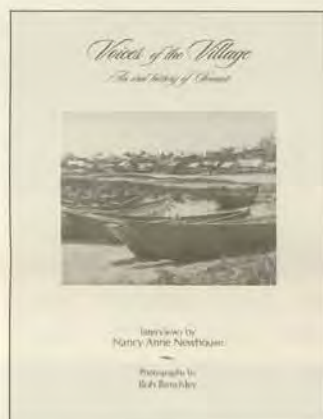
Please contact the 'Sconset Trust for order information and availability.

'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 PHOTO- GRAPHS 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

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

'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

CONTACT US

We want to hear from you! Whether you would like to purchase Trust merchandise, have questions about what's happening in the Village, or want to update the Trust on an issue, please contact us by telephone, fax, email, or post.

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The
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Conservation and Preservation

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Annual Meeting 2006 at the Casino. Photo courtesy of Kris Kinsley.

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WWW.SCONSETTRUST.ORG