



A MESSAGE FROM THE PRESIDENT

Dear 'Sconset friends:

We have enjoyed a sunny, warm summer in 'Sconset and on the Island. We now look to a busy off-season. We now look to a busy off-season for the Trust as we position ourselves on 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.

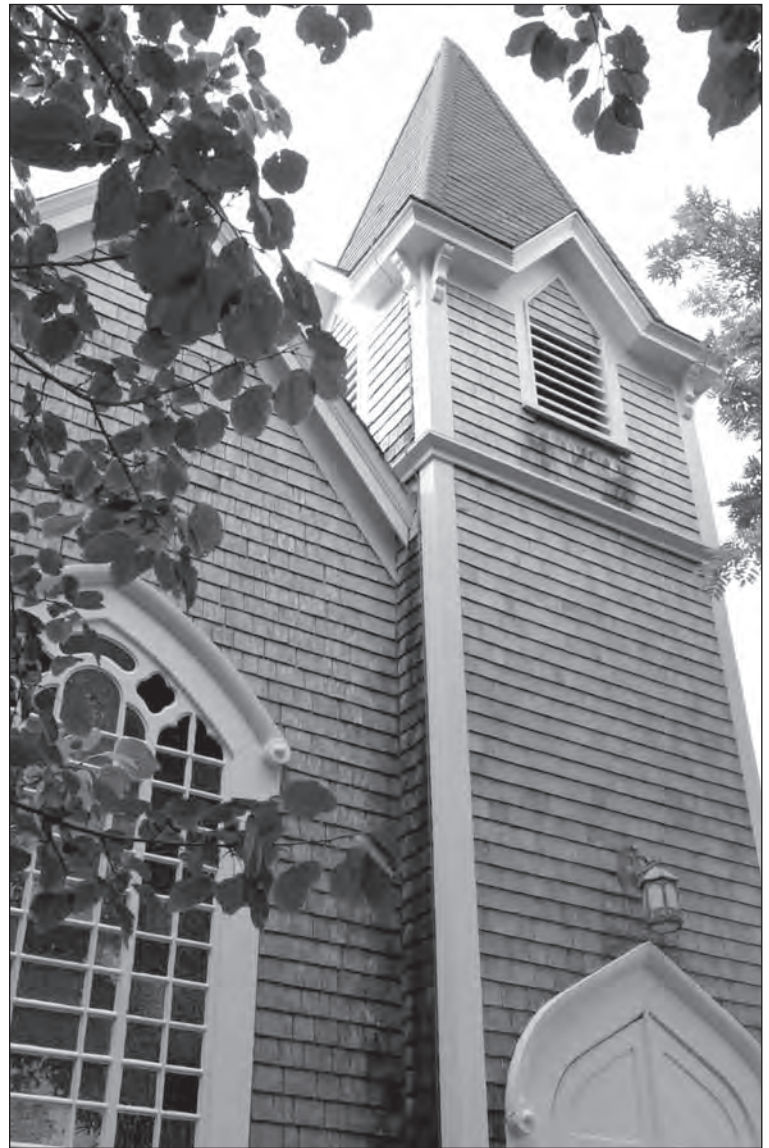
We talk and write a great deal about conservation and preservation as these concepts are core to our mission – see our mission statement below. What do we mean when we talk about conservation and preservation?

We all know that conservation of open land no matter the size or location in 'Sconset has been a

cornerstone of the Trust's work over the past 21 years. We are closing in on hitting the 75 acre mark in conserved land throughout the Village thanks to very generous contributors in the past. By the way there are still well over 300 acres of open land subject to conservation in the Village. The federally owned lands on Low Beach at the Loran tower make up 192 acres. Most other parcels of undeveloped land are privately owned.

The land conservation process has changed greatly over the years as tax laws have been modified. Donation incentives and benefits are not as evident as in the past. It is now common for the Trust and other land conservation groups to be asked to purchase open land by holders to meet the owner's conservation interests and/or help with estate planning and estate settlement needs. In addition we are asked from time to time to compete with and against development proposals that carry rather steep "retail" pricing based on anticipated post development house sales. The changing world of land conservation has caused us to add new alternatives to the way in which we operate and respond to opportunities.

It is likely in the future that the Trust will take steps to create conservation-friendly development plans to effectively compete with sprawl and cluster oriented development of large parcels of open land. This is the reality of a highly sought after and valued real estate market. We see the need to protect against the possibility of, for example, the addition of 50 houses and the related



Siasconset Union Chapel. Photo courtesy of Rob Benchley

infrastructure implications for the Village vs. a more conservation-friendly 10-house controlled development under the sponsorship of the Trust or like organizations. We must keep an open mind about this type of creative solution in order to continue to

achieve our mission of conserving open lands, particularly in the greenbelt area to the south and west of the inner Village.

"Preservation" has many meanings and is core to our sense

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Do you know...

That you can make a memorial donation to the Trust?

That gift memberships can be made?

That you can give junior memberships to your younger children or encourage them to become members on their own?

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.

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of community and of keeping 'Sconset as true to the ideal that we cherish. It is embedded in our mind's eye view of the Village particularly when we are away from 'Sconset. Preservation has a slightly different meaning for each of us.

In general when we address preservation, we are talking about preserving the look and feel of the Village. We wish to preserve the quaint historic charm in the core Village of the lanes, classic hedges and gardens, fences and historic homes. In addition we aim to preserve the glory of Sankaty Head Lighthouse, an image we encounter every time (except on foggy days) we travel over Bean Hill on Milestone Road and see in the distance - Sankaty, the mariner's friend.

We aim to preserve not only the feel of the

Village but very specifically many of the historic structures - privately-owned homes as well as public and commercial sites. Beyond preserving the national landmark at Sankaty Head, we encourage home owners, business owners and community entities to preserve their buildings and properties for the benefit of all now and in the future.

We are delighted that the Siasconset Union Chapel has decided to work on a preservation agreement that will preserve the Chapel building along with the surrounding gardens and columbarium in perpetuity in much the way it appears today. Through working with the 'Sconset Trust and our experts, the Board of the Chapel will create an historic preservation restriction (easement) that will protect and preserve the property now and for future generations. We are hopeful the members of the Casino and owners of other local public

and commercial landmarks will follow suit in the coming years. Hats off to the members of the Chapel for setting the tone and leading the way.

I would like to thank the many volunteers and the Board of the Trust for their tireless work to continue the legacy of conserving and preserving 'Sconset for future generations. Please feel free to contact me, Erika Mooney, our Executive Director, or any Board member with questions, comments and suggestions. We'll keep an eye on things while you're away.



Robert Dean Felch, President
rdfelch@aol.com

TRUE FAMILY WEALTH

"What kind of family do you want to be?" This probing question was asked by Charles W. Collier, senior philanthropic adviser at Harvard University at the 'Sconset Trust Patrons' Party in August. Collier was invited to 'Sconset to share his observations and experiences surrounding families and wealth.

He stressed the idea that true family wealth is comprised of four components: human, intellectual, social, and financial capital. The human capital of your family, who their values and spirituality are, and what their passions, dreams and aspirations are. "I think that a family's human capital is the most important form of capital," said Collier, "and needs to be invested in over a lifetime. Are you investing in the individual pursuits of happiness of each family member? Ask yourself: What is my contribution to my family?"

During his interactive talk, he also discussed how a family might invest in the intellectual and social capital, as well as the financial capital, of their family. Collier also suggested that family philanthropy provides a way to teach children the skills and competencies necessary to lead a fulfilling life.

Anyone who would like a copy of Collier's book, *Wealth in Families*, can call the 'Sconset Trust at 508-228-9917.



Above: Charles W. Collier with host and Board member Elisabeth Bittner Jourg at the Patrons' Party. Lower left: Board member/VP Perry Ruddick with Steve West and Arthur Reade. Lower right: Guests at the Patrons' Party listening to Charles Collier's presentation. Photos courtesy of Erika Mooney.



SUMMER FACES



Clockwise from upper left: The 'Sconset Trust's annual Fun Day following the 4th of July bike parade ; Board member Caroline Ellis doing sign-in duty at the Annual Meeting; Board members Roxanne Casscells, David Kinsley, Perry Ruddick, and Dave St. Clair; Former Trust President Bucky Block; 4th of July sack race; Terry and Mary Groden at the Annual Meeting. (4th of July photos by Rob Benchley; Annual Meeting photos by Kris Kinsley Hancock.)



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WWW.SCONSETTRUST.ORG**

NOTES FROM THE LAND COMMITTEE

In past newsletters we have addressed the implications of the current real estate environment on the Trust's ability to preserve the all-important greenbelt around the village of 'Sconset and we have described our efforts on several large parcels of land whose development could significantly change the nature of our community. As we reported in June, this is a slow and complicated process and, as of this date, there are no new developments to report.

During the summer the Committee focused its efforts on developing the Trust's ability to respond to the various alternative scenarios which might evolve for these properties. While it is difficult to work in the abstract, we have been able to identify several strategic courses of action and have formed a team of professionals to work with us to flesh them out. Critical to all of them are the financial resources which the Trust can bring to bear when the time comes. The increased support of our membership in 2005 is critical to building those resources.

The Land Committee also spent considerable time working with several families who own smaller parcels throughout the Village and who have a strong commitment to the conservation/preservation of their historic environment. In some cases these families have been faced with the immediate need to satisfy estate taxes where greatly increased property values have made prior estate plans obsolete. This after the fact planning is a hard task indeed since the clock is running on taxes due and the options are limited. In other cases families have begun to sit down and work together to define how they want to see their 'Sconset property preserved for the future and have asked the Trust to participate in creating an estate tax effective means of accomplishing their objectives. In both situations the Trust has helped in defining alternatives and introducing qualified professionals to help implement them.

Without question the experience of this summer has reinforced the lesson of recent years. If families want to conserve/preserve their properties in 'Sconset, they need to sit down together, establish their



'Sconset Hydrangeas LLC property. Photo courtesy of Rob Benchley

priorities, recognize the different sensitivities/needs of each family member and generation and develop a plan together. No amount of legal or tax expertise can cure the impact of poor estate tax planning after the fact. In this regard the Trust, while an advocate of maximum conservation, stands ready to help implement whatever decisions a family makes which accomplish the mutual objective of preserving some or all of the environment we all treasure so much. Please feel free to contact a member of the Board or the Land Committee if you are interested in discussing the Trust's capabilities in this area.

J. Perry Ruddick
Land Committee Chairman

PRESERVATION: WHAT'S MISSING?

Thirty miles off the shore of Massachusetts there is an island with a long and fascinating history, an extraordinary range of historic architecture from the simple to the grand, and a unique natural environment – elements that are so significant that they led the federal government to designate the entire island as a National Historic Landmark in 1966. This designation cites Nantucket's rare surviving seventeenth-century buildings as representatives of the nation's early settlement. Eighteenth-century buildings are noted for their number, fine state of preservation and craftsmanship, and nineteenth-century buildings are noted as the lavish products of the great whaling era.

So, what is missing? The 20th century.

In the nearly forty years since Nantucket was designated a National Historic Landmark much has changed. The twentieth century has ended and become a part of history; buildings that were built within living memory in 1966 are now approaching a century in age. The federal and state governments have come to realize that honorary listings of National Landmarks are insufficient to protect these important places. As a result, a wide range of incentives and legislation has been evolved to protect historically significant places.

Incentive programs offer tax credits for the careful rehabilitation of historic buildings. Preservation easements allow concerned property owners and non-profits such as the 'Sconset Trust to enter into agreements that protect historic buildings and their settings from insensitive development in perpetuity; as an additional incentive, the law permits owners to take charitable tax deductions on the value of these easement donations. In addition to incentives, the federal and state governments recognized the need for regulatory protection of historic

places from federal and state-funded projects, primarily as a result of the destructive effects of federally-funded Urban Renewal and highway building projects in the 1960s and 1970s. Together these incentives and regulations offer a wide range of protections for historic places.

Unfortunately, these protections do not extend to an important part of the history and architecture of 'Sconset, namely the early twentieth century when the community was a summer refuge for artists, actors and others who revived the island from its post-whaling slumber. Cottages constructed as artists' studios, summer houses that display the Arts & Crafts style architecture of the early twentieth century, maritime buildings constructed as life-saving stations, and other important parts of Nantucket's history fall outside the protection of the National Historic Landmark district.

The time has come to up-date history and to consider twentieth century buildings as an integral part of the unique environment of Nantucket. Over the next year, you will hear more from the 'Sconset Trust as it works with the Nantucket Preservation Trust and other partners to accomplish this task. This work will require extensive historical research, a time-consuming building-by-building evaluation of remaining structures, and financial support. We will keep you posted as our plans develop. We also hope you will support the project generously to help us accomplish our shared goal of protecting this wonderful place.

Brian Pfeiffer
'Sconset Trust Historic Preservation consultant

NEW BOARD MEMBERS



BILL CHARLTON

The Village of 'Sconset appealed to me because of its beauty, history, and sense of community. I feel a deep commitment to Nantucket but particularly to 'Sconset with its charm, space and leisurely environment. The 'Sconset Trust's philosophy is to preserve this wonderful piece of heaven, and why I'm pleased to be a member.

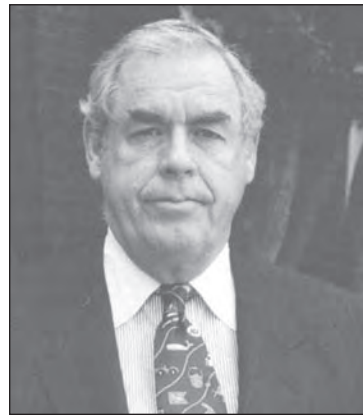
—William J. Charlton



DONNA LOCKHART

After spending childhood summers on Nantucket, I now live on the outskirts of 'Sconset for half the year. Always involved in community endeavors, I am back to being a committed volunteer. I hope, as one of the newest members of the 'Sconset Trust Board, to help preserve the history of 'Sconset and participate with others towards managing the growth of this very special community.

—Donna Lockhart



MICHAEL ROBERTS

I am pleased to have been asked to serve on the Board of the 'Sconset Trust again after an absence of a number of years. I have always felt that the Trust is a key aspect of maintaining the essence of 'Sconset for all generations. Although nothing stays the same it is important the Trust take a proactive role in leading whatever change is necessary for the benefit of all to whom 'Sconset is a special place. This is an exciting time for the Trust with a lot of challenges but with it comes opportunity. I am appreciative and excited by the chance to help.

—Michael A.F. Roberts



AMY TERCEK

I have been coming to Nantucket for thirty years and have been a 'Sconset homeowner since 2001. My mother, Allie Wilson, a 'Sconset resident now deceased, was an active member of the 'Sconset Trust for many years, and introduced me and my husband Mark to the charms of 'Sconset. I am particularly interested in preserving 'Sconset's village atmosphere and stunning surroundings for future generations to enjoy.

—Amy Tercek

TRUST HAPPENINGS

❖ A management group operating under the name 'Sconset Hydrangeas LLC is poised to start the build-out of 14 homes on a 6.5 acre parcel of land on the former property of Robert "Skinner" Coffin abutting Milestone Road. This project was approved by the Planning Board on June 27th of this year and the 'Sconset Trust has agreed to take ownership of approximately 1.5 acres of open land at the north end of the property, abutting the Henry Coffin Jr. estate property. In addition the Trust will hold a deed restriction on an additional 2+ acres of land that will remain open in perpetuity.

❖ Thanks to Bob and Marianne Felch for once again organizing 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 wonderful turnout of the community.

❖ Our 21st Annual Meeting at the Casino was held on one of the last rainy days of summer (July 8)! Cary Hazlegrove started off the evening with a special photography exhibit. Bob Felch then engaged the membership in a Q & A session to find out what the Trust can do for our membership and our community and to see what our membership can do for us.

❖ The Trust hosted two nature walks in July and August, led by Dr. Bob Kennedy of the Maria Mitchell Association. Some beautiful birds were sighted and we hope to hold these walks annually.

❖ This year's Patrons' Party was hosted by Elisabeth Bittner Joung

and Chansoo Joung. Special guest Charles W. Collier, senior philanthropic advisor at Harvard University, gave a lively presentation on "The Practices of Successful Families".

❖ The Nantucket Historical Association is holding a special membership meeting on October 14th to vote on being a pass-through for Sankaty Lighthouse from the US Coast Guard to the 'Sconset Trust. If you are a member of the NHA please attend this meeting and vote your approval. Please see David St. Clair's Lighthouse update in this issue for more information.

❖ Executive Director Erika Mooney will be heading to Wisconsin October 13-18 for the Land Trust Alliance's National Land Conservation Conference. For more information please visit www.lta.org.

❖ The Trust will again be participating in the Nantucket Historical Association's Festival of Trees in December. This year marks the NHA's return to the Whaling Museum. If you have ideas for our tree or would like to volunteer to help decorate the Trust's tree, please contact Erika at 508-228-9917 or email us at SconsetTrust@comcast.net.

❖ Look for our save-the-date cards for our Second Annual Winter Soiree. If you would like to be a sponsor for this special event or would like to serve on the committee, please contact Erika Mooney (SconsetTrust@comcast.net) or David Kinsley (dkinsley@kinsleypowder.com).

LIGHTHOUSE UPDATE

The United States Coast Guard (USCG) has informed the 'Sconset Trust that before they can begin the process of transferring the Lighthouse and its property to the Trust certain steps must be taken. First, the Nantucket Historical Association (NHA) must officially agree in writing to pass these properties through to us. The original 1992 federal legislation had gifted the properties to the NHA but subsequently the NHA declined to take ownership and the 'Sconset Trust entered the picture. Why is the NHA still involved? Because the statute is seen as mandating that the NHA become the owner first even if very shortly thereafter it deeds the properties to the Trust. The NHA trustees, in keeping with their by-laws, have approved the pass-through and hopefully, by the time this newsletter is published, have secured required membership approval at a special meeting of its members.

Second, the Trust must give the USCG engineering and site plan documents for a relocation of the Lighthouse. These are in hand and will be furnished. International Chimney Corporation, tops in this specialized field, has

been retained to do the job; they moved Cape Hatteras Light in the late 1990's (weight 4,850 tons and 198 feet high compared to Sankaty Light's 450 tons and 75 feet height).

And third, the 'Sconset Trust must develop a plan for the Lighthouse and the establishment of a "non-profit center for public benefit for the interpretation and preservation of the material culture of the United States Coast Guard and the maritime history of Nantucket, Massachusetts". This broad language leaves room for a flexible plan that takes into account the special circumstances of moving Sankaty Light. There is no plan to develop the land after the Lighthouse has been moved since obviously it is subject to erosion.

Once the USCG receives these assurances, they will begin the transfer process which they say could take a year or more based on past experience. The delay arises from their having to comply with at least five federal environmental and historic preservation statutes. Also, the Massachusetts State Historic Preservation Officer (SHPO) must be consulted all along the way. Local permitting would seem to be the last step in the governmental process.



Photo courtesy of Kris Kinsley Hancock

Sankaty Head Golf Club will provide the land for the alternative site which will be northwest of the Lighthouse's present location and a substantial distance from the edge of the bluff.

In the meantime, the Siasconset Beach Preservation Fund (SBPF) is installing substantial toe protection in front of Sankaty Lighthouse to minimize further bluff losses. Let's hope that these efforts by SBPF are successful.

David St. Clair
Sankaty Lighthouse Committee Chair

MARKETING, EDUCATION, AND MEMBERSHIP (MEM) REPORT

As we've mentioned time and again, now is a critical time to support the 'Sconset Trust. Development pressures threaten the very qualities that attract people to our unique Village – the easy, relaxed way of life; the abundant and rejuvenating natural beauty; the leisurely bike rides and walks to the post office or market; and the central-Village scale of development. The 'Sconset we know could be fundamentally changed if the large, open tracts around the Village are developed.

Many 'Sconseters have asked how they can help the Trust accomplish its mission of preserving and protecting our Village. First and foremost we request that you consider increasing your donation to the Trust this year. Another way to help is to share the Trust mission with friends and family members. The broader our membership, the broader our outreach abilities when significant properties become available for purchase.

MEMBERSHIP ON THE RISE

The MEM committee is happy to report that 2005 is tracking to be a record year for Trust membership (please see accompanying box). We've added a junior membership category and have had a number of junior members join (some as young as two years old!) It's been encouraging seeing the next generation step forward to support the Trust's work.

NEW BROCHURE

In order to reach out to more 'Sconseters we're in the planning stages for a new

brochure. The brochure will provide a history and context for how 'Sconset became the special place it is, and the Trust's role in preserving and protecting our Village. We intend to have a perforated membership card as part of the brochure and distribute it through Trust events, realtors and the Civic Association.

NEW YORK CITY SOIREE

I'm happy to say that our New York City Winter Soiree will return by popular demand! The event committee has just formed, and a save-the-date card will be forthcoming. We're planning a February date again, and will coordinate it with the Casino and Trust winter board meetings.

One of the exciting events for the evening will be the unveiling of a new Forrest Rodts' print to benefit the Trust. Forrest has most generously offered to paint a 'Sconset scene and donate all proceeds to our work. After the unveiling in New York, prints will be on sale.

If there are any Trust members interested in helping the New York City Soiree committee or stepping forward as sponsors for the event, please contact Erika Mooney at SconsetTrust@comcast.net or me at dkinsley@kinsleypower.com.

NATURE WALKS

The 'Sconset Trust sponsored our first-ever 'Sconset nature walks this summer. Dr. Bob Kennedy, a naturalist from the Maria Mitchell Association, led the walks through the Village in both July and August. The walks were

extremely well attended and received. The Trust plans to make these walks a regular summer event.

NEW 'SCONSET TRUST SHIRTS

The Trust will also be coming out with white, collared (Casino & Sankaty friendly!) shirts for sale. We hope to be able to offer them at the New York City event, on-line at www.sconsettrust.org and around the Village. Though we're selling them in part for fundraising, our primary goal is to create more visibility for the Trust around the Island. We hope the shirts initiate conversations about the special work we're doing!

David Kinsley
MEM Chairman

MEMBERSHIP STATISTICS AS OF 9/19/05

Total Members:	463
New Members:	54
Renewed Members (after a lapse of more than one year):	46
Donors at the Patron level or higher:	
2001 -	66
2002 -	54
2003 -	48
2004 -	61
2005 -	86



This year's 4th of July Bike Parade. Photo courtesy of Rob Benchley

GREAT NEWS: JUNIOR MEMBERSHIPS AVAILABLE

We have instituted a junior membership category, aimed at children less than 18 years of age. We like this new membership because it boosts our membership—important for the strength of the Trust—and also because it begins the philanthropic process early. It's a good stocking-stuffer, birthday present, or just gift. And when your child's name is printed in the annual Membership Report, what was just a present becomes something in which he or she can be proud.

As well, you can give gift memberships, the perfect way to involve a 'Sconset resident who hasn't yet become aware of the Trust's essential role in preserving what we all love about the village.

THANK YOU

Last December, one of our former Board members, Robert A. Krantz, Jr. passed away suddenly. His family generously asked that all memorial donations for Bob be made to the 'Sconset Trust. The response was enormous; to date, 101 donations have been made to the Trust in Bob's memory totaling more than \$57,000. We are deeply grateful to the Krantz family for thinking of the Trust in their time of sorrow.

If you would like information on making a memorial donation to the Trust, please contact the 'Sconset Trust at 508-228-9917.

NEED A HOLIDAY GIFT IDEA? LOOK NO FURTHER!



Voices of the Village, An oral history of 'Sconset, interviews by Nancy Newhouse with photographs by Rob Benchley, will make the perfect gift. Get a copy for friends, family, or yourself!

*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. **Voices of the Village** can be purchased directly through the 'Sconset Trust for \$25 plus shipping and handling. To order, please call us at (508) 228-9917 or email SconsetTrust@comcast.net. MasterCard & Visa accepted.*

www.sconsettrust.org
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The
Sconset
Trust



Conservation and Preservation

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CONTACT US

*We want to hear from you! Whether you would like to purchase a copy of **Voices of the Village**, 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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