

CONSERVATION NEWS

Spring 2018

landtrustva.org



850.43 ACRES PERMANENTLY PROTECTED

Nelson County, VA

In December 2017 Shannon and Kathy Tillman donated a conservation easement to the Land Trust of Virginia that will forever protect Inglewood Farm, their beautiful 850.43-acre farm located in Nelson County.



The Tillman's donation of a conservation easement on Inglewood Farm conserves scenic open space that is highly visible from almost three miles of road frontage along two public roads. It also protects approximately 412 acres of important farmland soils. This includes 152 acres of "Prime Farmland Soils" and 260 acres of "Farmland Soils of Statewide Importance," as defined by the United States Department of Agriculture - Natural Resources Conservation Service. Valuable water resources include 3.38 miles of USGS perennial streams including Rucker

Run and 22 acres of National Wetland Inventory wetlands. In addition, the easement protects 409 acres of forested area. The Tillman's easement reduces the allowed subdivision of the property from 46 potential residential parcels down to three - one for each of Shannon and Kathy's children to inherit.

The Tillmans have not always lived in Nelson County and the route they took to get to Arrington, Virginia was a winding one filled with choppy seas, literally. Shannon and Kathy spent three years sailing around the world on their 54' Alden Ketch, aptly named *Someday Came*. They loved every minute of their time at sea. With a third child on the way, however, things changed for the growing family. They

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BUILDING CONSERVATION CAPACITY FOR THE FUTURE

In 2017, while we celebrated our first 25 years of land conservation, the Land Trust of Virginia's Board and staff also made plans to increase our capacity to do even more conservation work in the future.

We are fortunate to have such a strong base of supporters. Those individuals, businesses, and foundations have demonstrated their confidence in LTV through their generous financial support of our efforts. We have worked hard to earn their trust. We plan to expand that donor base and continue to reach out to other individuals, businesses, and institutions that share our interest in, and passion for, land conservation.

During our first 25 years, LTV has developed the knowledge, experience, and skill sets that have enabled us to successfully complete a broad range of conservation easement projects. Some of these projects have been more challenging than others and have proven to be meaningful learning experiences. Among those challenges have been easements that allow public access for education and access to historical sites. These have included a public garden, a private school, two county parks with Civil War connections and an easement that will allow the property to be included in a large Civil War battlefield park in the future. Other easements accommodate planned restoration of stream banks and wetlands. Our Board and staff are willing and able to devote the time needed to take on these complex easement projects and arrive at creative solutions that protect the conservation values on those properties while satisfying the needs of the landowners.

We have been heartened by the recognition that, in the words of one observer, "LTV is doing good work on difficult easements." While every easement project is unique to the property and the landowner, the successful completion of those more challenging projects enables us to approach the next challenge with a better understanding of what is possible. Each one increases our capacity to arrive at even more thoughtful and creative solutions to future easements.

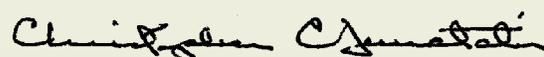
With the strong foundation of a large and growing roster of financial supporters and a solid base of knowledge, experience and skills, LTV is increasing our capacity for more conservation work by methodically building our staff. This spring Seth Young joins LTV as our new Conservation and Stewardship Associate. Seth will support the work of Ashton Cole, LTV's Director of Conservation and Stewardship, and Isa Bryant, our Stewardship Manager. His focus will be the area of the Northern Piedmont and Lower Shenandoah River that is the subject of LTV's ongoing Blue Ridge Study. Only 15 percent of this 200,000-acre area in Loudoun, Fauquier, Clarke, and Warren Counties is currently conserved and it is highly vulnerable to development.

The conservation of this study area and the areas surrounding it in those four counties will be our topic of a presentation and discussion that will be held on April 21st. Mr. and Mrs. Donald Brennan will host this event at Llangollen, their beautiful and historic property on the eastern flank of the Blue Ridge Mountains just north of Upperville. LTV, the Mosby Heritage Area Association, and the Loudoun County Conservation and Preservation Coalition will all be sponsors. Speakers will include current and former members of the Virginia Outdoors Foundation, the Piedmont Environmental Council, the Clarke County Planning Commission, the Civil War Trust, and the Appalachian Trail Conservancy.

The collaborative nature of this event is part of an ongoing effort that LTV is making to increase our capacity for conservation work through cooperation with other conservation-minded organizations. There is a need for as much land conservation work to be done as soon as is possible and it is more than any one of us can manage alone.

As development pressure increases, the local and regional conservation community must also increase its efforts. LTV is doing its part, and with your continued support, we will continue to build our capacity to conserve even more land.

For the Board,



Christopher C. Dematatis
Chairman

PLANNED GIVING PROGRAM

Members of the Legacy Giving Fund

Steffanie Burgevin

Christopher C. Dematatis

Joseph A. Miller

*Kathleen Ribaud **

James E. Rich

Donating a planned gift to the Land Trust of Virginia's Legacy Giving Fund demonstrates a strong and deep commitment to protecting, in perpetuity, Virginia's beautiful open spaces and natural and historic resources. By so doing, you will be supporting the continued growth of our easement program and ensuring the protection of the properties already entrusted to us for generations to come.

** Deceased*

A LANDSCAPE UNDER THREAT

CONSERVING THE BLUE RIDGE, NORTHERN PIEDMONT AND LOWER SHENANDOAH

PLEASE JOIN US

Saturday, April 21, 2018, 9 am – Noon

Followed by Lunch

**The Brennan's Horseshoe Barn at Llangollen Farm
21515 Trappe Road, Upperville, VA 20184**

**RSVP: info@mosbyheritagearea.org
(Space is limited so respond early.)**

This is a FREE event!

Co-Sponsored by the Land Trust of Virginia, Mosby Heritage Area Association, and the Loudoun County Preservation & Conservation Coalition.

Hosted by Donald and Patricia Brennan

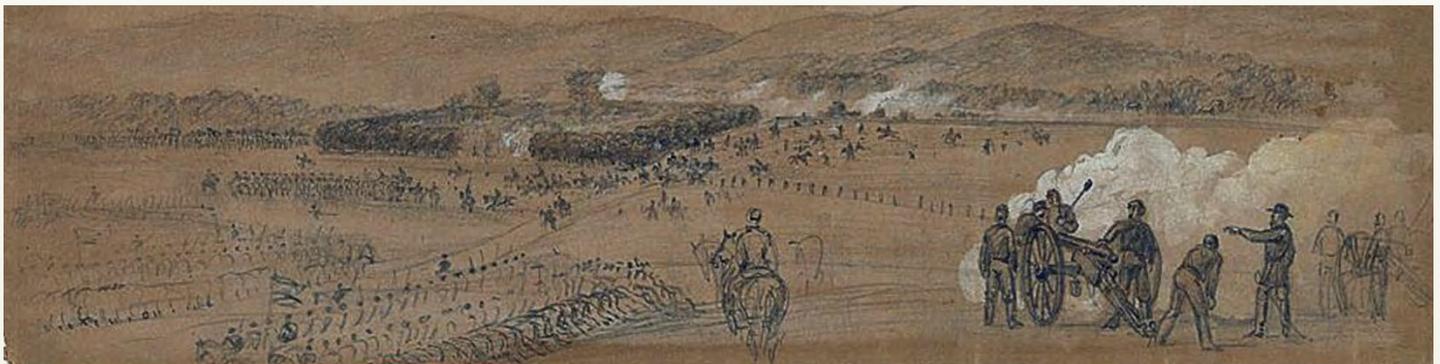
WE INVITE YOU

to join us for a conversation about the future of our landscape and our communities, and the use of conservation easements as a tool for permanent protection. Come and hear representatives from Loudoun, Fauquier, and Clarke Counties discuss what the issues are, what needs protecting, who is working on what, and what we need to do, together, to protect the Virginia we love.



UPPERVILLE PARK PROTECTED

Special Thanks to Mike Smith!



Vineyard Hill, site of the Battle of Upperville (1863).

The Land Trust of Virginia (LTV) in partnership with Mosby Heritage Area Association (MHAA) and Fauquier County has permanently protected the historic “Vineyard Hill” property in Upperville, placing it under conservation easement. The property is owned by Fauquier County and is managed as a public park. LTV is the easement holder. The park is situated right along Route 50/John S. Mosby Highway on the eastern end of the village.

The property is historically significant. In June 1863, the Confederate cavalry attempted to keep the Union troops from crossing the Blue Ridge Mountains and taking possession

of Ashby's Gap, as General Lee's Army of Northern Virginia was moving across the Potomac River, invading the North. The resulting cavalry clashes are referred to as the “Prelude to Gettysburg” and included the battles of Aldie, Middleburg, and Upperville. The Battle of Upperville in 1863, began just west of Middleburg. The fighting continued, through Rector's Crossroads down to nearby Goose Creek Bridge, east of Upperville. From the bridge, which carried the Ashby's Gap Turnpike across and down into Upperville, the fighting fell back to Vineyard Hill, where the Federal cavalry met the Confederate cavalry led by General J.E.B. Stuart and General Wade Hampton. The fighting that

day concluded just west of Upperville along Trappe Road. These cavalry battles involved over 21,000 soldiers, traversing roadways and villages still extant today.

Beyond the wonderful scenic values and significant historic values that are now protected, the Upperville Park had a guardian in Mike Smith. Last October, LTV helped Mike put his own 350-acre Atoka Farm under easement, which is also a very significant battlefield property. At that time, he generously agreed to also cover the County and LTV's costs to put the Upperville Park into easement. He is truly a champion for conservation.



THIS YEAR'S *Garden Party* VENUE:

Rose Marie Bogley's Peace and Plenty at Bollingbrook in Upperville



The 365-acre property, Peace and Plenty, is historically known as "Bollingbrook."

Rose Marie Bogley is known for her many years of generous philanthropy to non-profits throughout the DC region and beyond, for being an award winning horsewoman, and for being a superb hostess for multitudes of fundraising events held at her exquisitely renovated 1809 classic Southern plantation manor. During her years of equestrian pursuits, she is well known for her impact on the hunt field, the show ring, and the racetrack.

Rose Marie's 365-acre property, Peace and Plenty (historically known as "Bollingbrook"), was put in conservation easement with LTV in 2009, protecting numerous conservation values. These include 207 acres of farmland of statewide importance, 2,700 feet of frontage on a State Scenic Byway, and being located within the Goose Creek Watershed, a State Scenic River. The property also lies adjacent to other properties under easement. Besides the manor house,

significant historical structures include a church, an old cannery, an underground silo, and an old schoolhouse.

Over the years, Peace and Plenty has become a sanctuary for abused, abandoned, and old animals. Current residents include 35 horses, two miniature horses, and too many cats and dogs to count. "I just love animals and always have and it is my rescue work that is most important to me," says Rose Marie. Daughter Hilleary, founder of Middleburg Humane Foundation, obviously inherited the same values.

But the story of resident horse Reraise is really special. Reraise was bred in Kentucky. His pedigree did not suggest that he was going to be a winner. But in 1997, as a two year old, he won his first race in Santa Anita, CA. In 1998, Reraise won eight out of nine of his races with the final one being at Churchill Downs, in which he led the entire way, winning the \$1 million Breeders' Cup Sprint.

He won a few more races in 1999 but then was sidelined for tendon injuries.

He was left to recuperate at a Virginia farm until his owners stopped paying for his care. That's when Rose Marie was contacted and offered, "A nice big horse who's quiet enough for you to ride sidesaddle." Rose Marie says, "I had no idea who he was; they just sent over this beautiful horse and I thought to myself, well, he's certainly big enough." About eight months later Rose Marie was on the phone with her niece and told her about her new big bay. After a little research, her niece called back with the surprising news that Reraise was a bona fide star!

Years later Rose Marie contacted Reraise's first trainer, Craig Dollase, sending photos of Reraise thriving in retirement. "He wrote back saying that he had tried for a time to find out where they had taken him, but to no avail, and then he received my photos and it brought back lovely memories and happiness because, he said, Reraise deserves nothing but the best and it seems that he is getting exactly that."

"Each animal that comes to us has suffered in some way," says Rose Marie. "Luckily, we have a couple of animal-whisperers on the farm and together we help each animal heal and regain their health and wellness. It brings us all great joy."

This is a very special property being used in a very special way. Thank you Rose Marie Bogley, for your abundance of compassion and thank you for hosting LTV's 20th Annual Garden Party.

Mark your calendar ...

It's not too early to sponsor the event and/or buy tickets. Contact Kerry at kerry@landtrustva.org or 540-687-8441.

Tillman Easement (continued)

docked their boat in Rhode Island and embarked on a search for their perfect home, which ended when they found Inglewood Farm overlooking the Tye River.

The Tillmans are busy working their farm. They are growing their Black Angus cattle and Dorset sheep business and improving their land to accommodate the growing herds. They have installed miles of fencing with more being installed, defining pastures and ensuring protection of the stream corridors. They have also been investigating fencing that will allow wildlife access to water while keeping the cattle and sheep out.

In addition to all the work being done on the property, the Tillmans have also renovated the main house, which is of historical significance, having been built in 1829. The house was built as part of the Inglewood Cabell Estate. While the interior has been renovated, the entire home maintains the historic aesthetics and most of the original architectural details. The Tillmans have added their own touches throughout the house that are reflective of their experiences and adventures traveling the world. There are numerous crystal chandeliers, which Kathy has collected. Shannon, an avid hunter and angler, has filled the dining room with pieces from their international trips that serve as beautiful décor and make for great topics of conversation.



In a recent stewardship visit to the farm, LTV staff members were able to view the beautiful, and now permanently protected, property as well as speak with Shannon and Kathy, meet their three children, and see their whole menagerie of animals.

LTV thanks the Tillmans for their conservation leadership in protecting this beautiful 850.43 acres and we are honored to hold this easement and be their partner in watching over their thoughtful stewardship of the land.

EIGHTH ANNUAL

JOSEPH MILLER ABSTRACT PHOTOGRAPHY EXHIBIT

May 5 – 27, 2018

Saturdays and Sundays from 12:00 to 5:00 p.m.

Plus Monday, Memorial Day from 12:00 to 5:00 p.m.

4811 Catharpin Road, Gainesville, VA

LTV is proud to support Joe Miller's spectacular Abstract Photography Exhibit, held on his beautiful protected property. Please join us for the Opening Reception and Awards Program on Sunday, May 6, 2018 from 2:00-5:00 p.m. For more information and to see a sampling of work that will be on exhibit, go to <http://nvacc.org/home/>



WHAT'S INVOLVED IN DONATING A CONSERVATION EASEMENT?

Please feel free to pass this along to a friend or neighbor.

Development is taking place all around us. Please consider protecting your property by putting it in conservation easement.

A conservation easement is a voluntary permanent restriction on a piece of property that protects scenic, natural and historic values, and limits development on the property. The gift of an easement by a landowner to a land trust is a legal transaction that is treated by the IRS as a non-cash charitable donation.

Following is a brief summary of the typical process you would go through if you chose to donate an easement.

1. Determine if your property qualifies.

Meet with LTV staff to determine if your property has conservation values that satisfy federal and Virginia state tax requirements. Does your property contain scenic rural open space visible from a public road? Does it contain important natural resource values such as forests, farmland, wildlife habitat, streams, ponds or wetlands? Or, does it contain an historic site?

2. Decide if you want to proceed.

Discuss with LTV staff what conservation values and future uses you may want to allow on the property and protect. Review the packet of information that LTV provides. Familiarize yourself with the costs and benefits of an easement donation. Consult with your family and with your professional advisors. If you are ready to proceed, then sign the Letter of Intent included in the packet and send it to LTV.

3. Understand the costs.

LTV charges a processing fee, \$1,000 of which is due as a deposit at the signing of the Letter of Intent, and the cost for the preparation of a Baseline Documentation Report. You may also incur legal and appraisal fees. Once the easement is recorded, LTV assumes the permanent responsibility for ensuring that the terms of your easement are followed and for this, LTV charges a

one-time stewardship fee. This stewardship fee helps fund the perpetual annual monitoring of your property and, should the need arise, the legal defense of your easement. The amount of this one-time fee varies, depending upon the size of the property and the complexity of the easement.

4. Retain professional advisors.

LTV can provide you with a list of various qualified professionals. Hiring an attorney familiar with conservation easements and an appraiser qualified to do easement appraisals can save you time and money. If you are eligible for Virginia Land Preservation Tax Credits and plan to sell any of those credits, you may want a tax credit broker to handle those transfers. LTV can provide a list of tax brokers as well.

5. Reach an agreement and record the easement.

LTV staff will prepare a draft easement deed for you to review with your attorney. After the staff works with you on the terms of the easement, the final step is review and approval by LTV's Board of Directors. LTV assumes a responsibility to protect your easement in perpetuity; therefore, it conducts a thorough review before signing off on any easement donation.

6. Obtain the tax benefits.

The donation of a conservation easement can result in significant local, state and federal tax benefits, and you will want to seek professional tax advice from your accountant and/or financial advisor.



STEPHANIE L. KENYON

Joins LTV's Board of Directors



Stephanie Kenyon has spent a lifelong career working with nonprofits. She is currently the CEO of Point to Point Associates, a consulting firm she founded 20 years ago. Point to Point provides strategic marketing, communications, educational programming and fundraising services to associations and nonprofits. Her clients have included the U.S. Fish and Wildlife Service, the National Park Service, the Recreational Boating and Fishing Foundation, and numerous conservation and outdoor recreation organizations.

Stephanie helped form and serves as a managing partner of Waterford Conservation Associates, a group of historic preservationists who fought to save the 73-acre Hague-Hough House from inappropriate development, the oldest property in the National Historic Landmark of Waterford. She and her partners worked with LTV to place an overlay easement on this significant property to further strengthen an existing easement held by the Virginia Department of Historic Resources.

Stephanie, a life-long horse owner and rider, also holds a Private Pilot's license. She and her husband Bill Mayer have lived in Loudoun County for 25 years, most of that time in the historic Village of Waterford.

Over 150 people came to hear Dr. Ellen Stofan's

"OBSERVING OUR CHANGING PLANET FROM SPACE"

February 2nd — Dr. Ellen Stofan impressed the crowd with her knowledge of science and her ability to bring it all down to Earth. Dr. Stofan, as a chief scientist for NASA, talked about what NASA has learned over five decades of observing Earth from space, and the impacts of rising temperatures. Her presentation confirmed the challenges of climate change, evident from NASA's recently released record of temperature numbers and images. One guest commented, "It was an excellent program and the information about our need to reduce the amount of ruminant species – cattle, sheep, goat that we consume - was especially concerning. They give off methane gas, which has a huge impact on the atmosphere and the Earth. This really struck me because of the prevalence of animal farming in our area." This event was co-hosted by LTV and the Goose Creek Association.



BOARD THANKS THE OAK SPRING GARDEN FOUNDATION FOR PLANNING RETREAT



LTV's Board participated in a full day's planning retreat on Saturday, January 27th, in a beautiful setting. The Oak Spring Garden Foundation (OSGF) in Upperville generously hosted LTV's Board and staff, providing meeting spaces, Bunny Mellon's charming, delicious and traditional box lunches, and a tour of the grounds. Thank you to Marguerite Harden, Program Officer, and the entire staff for their warm welcome.

The mission of OSGF is to perpetuate and share the gifts of Rachel ("Bunny") Lambert Mellon, including her residence, garden, estate and the Oak Spring Garden Library, to serve the public interest. OSGF is dedicated to inspiring and facilitating scholarship and public dialogue on the history and future of plants, including the culture of gardens and landscapes and the importance of plants for human well-being.

PUT IT TO GOOD USE!

What are you doing with that old car? The vacation property that you don't have time to get to? The boat you don't use any more? The piece of art or antique furniture or jewelry you are tired of? Put them to good use. Donate them to LTV in support of conservation.

Contact Kerry at 540-687-8441 or kerry@landtrustva.org.





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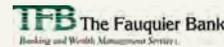
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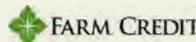
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