



# TURN THE MILL AROUND CAMPAIGN CHAPMAN/BEVERLEY MILL

Thoroughfare Gap, Virginia

Volume 5, Issue 1  
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## The George Washington and Nathaniel Chapman Connection

Elmer Biles, the historian at Mount Aventine, Nathaniel Chapman's plantation home in Maryland, reports that Nathaniel's relationship to George Washington was more than neighboring plantation owner and business manager for twenty-five years of Washington's Principio Ironworks. Nathaniel, the builder of Chapman/Beverley Mill, married George Washington's cousin, Constantia Pearson, and their daughter married George's younger brother, Samuel. Nathaniel was also the executor of Augustine and Lawrence Washington's wills (George Washington's father and half-brother from whom he inherited Mount Vernon). Nathaniel, and



Augustine and Lawrence Washington were also founding members of the Ohio Company of Virginia which helped to launch the French and Indian Wars. So probably George did sleep at Meadowlands, the Thoroughfare Gap home of the Chapmans whose ruins can still be seen from the mill.

## Chapman/Beverley Mill Given \$500,000

In April 2006, the Chapman/Beverley Mill received \$500,000 from the Wrinkle In Time Foundation, a charitable organization in The Plains, Virginia. This money will be used to complete the stabilization of the west, north and east walls of the mill. The 69 windows and doors will also be permanently stabilized. Cintec America, the English firm who stabilized the west wall of the mill in 2004, recently completed this work. Cintec America is known for having developed the internal anchor system, which stabilizes structures through the insertion of steel rods and concrete into the walls, thus leaving the historical facade in its original state. People interested in this stabilization process may learn more by visiting the Chapman/Beverley Mill website, [www.chapmansmill.org](http://www.chapmansmill.org), for pictures and explanation of the earlier stabilization of the large, south wall and of the current stabilization process as it ensues.

## Mill to Receive \$300,000 from Federal Transportation Monies

In May 2006, Virginia's Commonwealth Transportation Board (CTB) determined that Turn The Mill Around Campaign will receive \$300,000 in TEA-21 Federal grant monies for construction of site improvement on the eastern side of the Chapman/Beverley Mill property. This work will include pedestrian walkways, public facilities,

parking area, lighting, fencing and interpretive signage. The money will be available in the winter of 2007. Turn The Mill Around Campaign must contribute a twenty per cent match of the \$300,000.

## Mill Receives Monies from Virginia Legislature

In August 2006, the Commonwealth of Virginia Department of Historic Resources has notified Turn The Mill Around Campaign that Chapman/Beverley Mill will receive \$12,500 which was appropriated by the General Assembly for the 2006-2007 fiscal year. This nonstate agency grant was received as a result of a Senate bill cosponsored by Senator Charles Colgan of Senate District 29, and Senator Toddy Puller of Senate District 36. Both Senators Colgan and Puller are known for their interest and support of historic preservation projects.

## Help Restore the Stone Mill Store

If you would like to create a permanent memorial for a loved one, especially one who appreciated this area, why not think about restoring the stone mill store at Chapman/Beverley Mill? A bronze plaque would be attached to the mill, in perpetuity, in their honor.

The estimated cost of this memorial would be \$10,000. The monies would be used to put on a new roof, replace windows and doors, point up the chimney and make repairs to the stonework leading to the basement.

The stone mill store was built c 1934 and was an integral part of Beverley Mill. In the future it will be a visitor's center and museum shop. Please call Ellen PercyMiller, Executive Director at 540-253-5888 to discuss this.



## President's Column

This is an exciting time for the Beverley Mill as completion of the stabilization/restoration of the mill walls is within our sights and almost within our grasp. At this time, I would like to share with our many friends and supporters some thoughts on our progress to date and on our future plans and dreams.

Since the earliest days of our country's settlement, grist mills were not only the essential element in America's rural economy, but were also symbols of her emergence as "The bread basket of the world." As the tallest stone structure in the United States, let alone mill, Beverley Mill, a full seven stories at its gable end walls, stood witness to the westward expansion by ox cart, rail and super highways, and to troop movement and battles decisive in our nation's history.

It operated until 1951, and its structure and operating mechanism, though covered with nearly a half century of dust and neglect, awakened the spirits of a small band of local residents who saw a new future for the slumbering structure as a symbol of the strength of the Piedmont's agricultural base, a center for dissemination of information on aspects of the history and cultural life in Thoroughfare Gap and the Bull Run Mountains area of the Piedmont, and as a gathering place for a variety of agricultural, cultural and historical interpretative activities.

Transfer of the mill to this group was in its final stages when a devastating fire struck on October 22, 1998 leaving only four charred, but still strong and beautiful, walls standing. The outpouring of public interest in and visits to the site convinced us to proceed with the acquisition, but with a change in focus from a restoration to a stabilization of the mill. Professional, but totally inaccurate estimates of the cost of stabilization were approximately \$500,000, whereas the actual cost has been \$1,042,000 to date. This amount was raised with generous grants from The Wrinkle in Time Foundation, monies from VDOT's TEA-21 Program, funds appropriated by the Virginia Legislature in 2006, and contributions from more than 300 neighbors and friends.

I am very pleased to advise that stabilization of the walls is now finished. The last remaining reconstruction on the mill structure is to rebuild the gable end walls to their full seven-story height, including the magnificent round bull's-eye windows. The cost of this project is \$150,000. We are appealing to you, our neighbors and friends, for these crucial funds so that the basic stone mill structure will be complete.

With a view to opening this site to the public, we have engaged Barry Starke, award-winning former president of ASLA (American Society of Landscape Architects) and his firm Earth Design Associates of Casanova, Virginia, to prepare a preliminary site plan showing paths, picnic areas, parking and landscaping for the mill and its site

which straddles Broad Run from which the mill derived its power. Crucial to this plan is restoration of the stone mill store, which will be used as a central point for dissemination of information on the mill and the area. We are offering this stone restoration as a naming opportunity for \$10,000.

I am pleased to share this progress report with you and hope that you will help us achieve our goal of opening this beautiful and historic site to the public. We need your support now!

Charlie Seilheimer

## Lost & Found

Interesting key chain found at the mill during the July 8, 2006 public tour. Please call 540-253-5888 and describe.

## For Sale At Office

Note Cards (Photographs of the mill)	\$10.00
The Gristmill (Basic book on milling, good for children)	\$10.00
Paper Weights (From rock cored out of the mill walls during stabilization process)	\$8.00 and Up

## Turn The Mill Around Campaign's Mission Statement

TTMAC's Mission Statement is as follows: "Turn The Mill Around Campaign is dedicated to the historic preservation and stabilization of the Chapman/Beverley Mill, a 260-year old gristmill located in the heart of Thoroughfare Gap, Virginia. Through these preservation efforts, Turn The Mill Around Campaign's goals are to develop an interpretive/educational program of the history and significance of the mill and Thoroughfare Gap and provide public access to the site."

## Mill Site Plan

Barry Starke of Earth Design Associates, Inc. designed this site plan for the mill property, a long, narrow piece of land, 4.6 acres in size. The 2006-7 TEA-21 grant for \$300,000 which TTMAC will receive this fall will be used to develop the eastern side of the mill so that it can be opened to the public as soon as possible. The dots before the descriptors denote what work will be done with this TEA-21 money.

A 20% match of \$75,000 or an equal amount of in-kind service will have to be made to receive this grant. It is hoped that the match will be made by volunteers who will help install fencing along the Norfolk Southern railroad property, construct wooden walkways and other tasks. Additional funds will have to be raised to open the western side of the mill to the public.

# PRELIMINARY MASTER SITE PLAN CHAPMAN'S/BEVERLEY MILL BROAD RUN, VIRGINIA

PREPARED FOR  
TURN THE MILL AROUND CAMPAIGN

PREPARED BY  
EARTH DESIGN ASSOCIATES, INC.  
CAROLINA, VIRGINIA

TEA-21  
funded projects



CONSTRUCT TRAIL END WITH INTERPRETIVE SIGNAGE AND CLEAR VIEWS TO FORMER DAM SITE  
CONSTRUCT PICNIC AREA IN MEADOW ADJACENT TO BROAD RUN  
PROVIDE TRAIL DOWN TO SIDE OF SLOPE

CLEAR SMALL TREES AND UNDERBRUSH FOR VIEWS OF BROAD RUN  
RESTORE OPERATING MILL RACE  
INSTALL SECURITY FENCING ALONG RAILROAD  
PROVIDE TRAIL ATOP THE MILL RACE LEVER

CLEAR SMALL TREES AND UNDERBRUSH FOR VIEWS OF BROAD RUN  
CONSTRUCT MAJOR OBSERVATION DECK WITH INTERPRETIVE SIGNAGE  
CONSTRUCT BRIDGE OVER MILL RACE  
RESTORE OPERATING MILL, WHEEL, AND WATER WORKS

CONSTRUCT OBSERVATION TRAIL ON BEAM ABOVE BROAD RUN  
PROVIDE NON-ACCESSIBLE TRAIL TO MILL RACE INTERPRETIVE SITE  
PROVIDE PICNIC AREA ADJACENT TO INTERPRETIVE CENTER  
PROVIDE OUTDOOR TERRACE FOR GROUP GATHERINGS/INSTRUCTION

ADAPT EXISTING STONE BUILDING INTO COVERED INTERPRETIVE CENTER  
CONSTRUCT SWITCHBACK ADA-ACCESSIBLE TRAIL TO BACK SIDE OF MILL RACE  
PROVIDE SERVICE ACCESS AND ADA ACCESS TO INTERPRETIVE CENTER

INSTALL WILD/LOWER MEADOW  
PROVIDE TRAIL ACCESS FROM PARKING AREA TO INTERPRETIVE KIOSK, RESTROOMS AND MILL RACE  
CONSTRUCT 20-41 CAR LANDSCAPED PARKING AREA  
PROVIDE SECURITY GATES AND ENTRANCE SIGN TO THE EAST



## From the Executive Director

Things have been happening so fast at Chapman/Beverley Mill that I haven't had time to get a newsletter out.

First, let me introduce or reintroduce myself to you. My name is Ellen Percy Miller and I reentered the mill's "history" in January 2005. I became the mill's first executive director soon after the arsonist's fire of October 22, 1998. I brought in the first \$300,000 TEA-21 grant and stayed part-time for a total of two years before leaving for a full-time position. Eileen Vroom took over the helm and implemented that first TEA-21 grant by completing Phase I of the stabilization of the walls. She left in December of 2004 for a full-time job in the Department of Interior. For those of you who knew Eileen, she is happy but misses the mill. However, her son's college tuition needs are being met.

I have been delighted to be back, working part-time 24/7! Life is never dull at the mill!

I hope this newsletter will make you aware and excited about what is happening at the Chapman/Beverly Mill. I also hope you stop by the office and see the exhibits we have on the mill. It is best to call and make sure you will arrive during my 24/7 working hours. Please call 540-253-5888. I hope to hear from you soon.

## Mill Stabilization Is Completed

2006 saw significant progress made in the current Phase II stabilization effort for Chapman's Mill. The previous Phase I effort, completed in 2004, addressed the most pressing need at the time, the enhancement of the structural integrity of the south wall. Phase II, now completed, resulted in stabilization of the remaining walls. This minimizes the risk of future structural problems with the overall building.

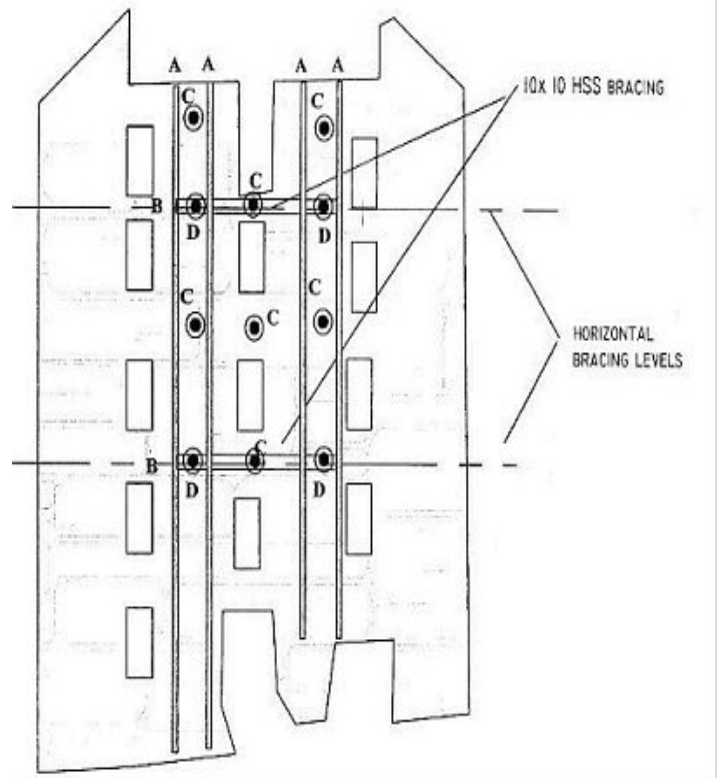
The key technology utilized in the stabilization is the Cintec Anchoring system, which has been applied to many historic structures worldwide. This system used to enhance the integrity of the corners, window areas and longitudinal sections of the east wall.



The anchors consist of stainless steel rods, each which is encased in a fiber "sock" into which mortar is pumped and allowed to expand. These assemblies are then inserted into holes that are drilled into the appropriate sections of the mill. When the mortar is pumped into the sock, it expands to adhere into the voids and contours of the stone structure. The hardening process then secures the anchor into the building, adding strength to the local area where it is inserted. The mortar used is especially formulated for this application. A similar technique was used in Phase I of the project.



The east wall required the additional insertion of four long vertical anchors running the full height of the wall. This necessitated long holes bored from top-to-bottom, and anchor sections being assembled to stretch this length. This was the critical wall for Phase II, in that it had started to spiral out, which is common in old stone structures. Left unattended, it eventually leads to their demise. The deformation presented additional challenges to the contractor team, which they were able to overcome.



Design for East Elevation Showing Long Vertical Anchor Placement and Levels Where Internal Horizontal Bracing Was Placed

In addition, timbering is used to complete the bracing of the window opening areas, and horizontal steel reinforcement will be installed on the interior of the structure. This reinforcement is in a diamond shape on two levels and will provide the final stabilizing enhancement when used with the strengthened walls. It is particularly important in that the loss of the gable peaks in the fire added to the instability of the structure. The horizontal steel bracing will, in part, compensate for this element of structural integrity loss.

Contributions are welcome in an effort to reconstruct the gable peaks in a timely manner. This will enable the wall structure to be presented in the form it was in prior to the fire.

The work is proceeding on-schedule with no major problems encountered. Cintec tells us to expect the mill to be stable for the "next 100 years".

Dennis Van Derlaske

### The Following Exemplary Volunteers Are Wonderful People and the Mill Loves Them!

Joe Alonge  
 Mary "Mike" Anderson  
 Shawn Barr  
 Mary Beverley-Kotek  
 Elmer Biles  
 Benjamin Boger  
 Dan Boger  
 Donna Brooks  
 Jim Burgess  
 Andrea Currier  
 Michael Damron  
 Maria Del Rosso  
 Gene DeRay  
 Ann Forester  
 Adrienne Garreau  
 Adrienne Georgia  
 Jeni Georgia  
 Lindy Georgia  
 Luke Georgia  
 Quinn Georgia  
 Asher Grady  
 Sarah Grady  
 Katherine Griffith  
 Frank "Cowboy" Harrell  
 RJ Hill & Troop Members 1188  
 Donna Tyler Hollie  
 Timothy Hughs  
 Tom Krial  
 Tracy Krial  
 Jason Lawrence & Troop Members 924  
 Harry Leach

Jessica Legnini  
 Allan Matthews  
 Bruce McCracken  
 Donald McCracken  
 Joyce Miller  
 Tom Miller  
 Bill Nace  
 Joan Peters  
 Pat Portela  
 Helen Rawls  
 Dale Reed  
 Ken Reed  
 Myra Sawyer  
 Eugene Scheel  
 Claude Schoch  
 Phyllis Scott  
 Charles Somers, Jr.  
 Ellie Spencer  
 Denise Stephens  
 Howard Thompson  
 Ronald Turner  
 Brett M. Tyler  
 Dennis Van Derlaske  
 Mary Lou Van Derlaske  
 Robin Ward  
 Maggie Wehr  
 Karen Hughes White  
 Kevin Whitener  
 Donald Wilson  
 Tim Wither  
 Mimi Younie

The volunteers made the sign, "ChapmansMill.org" which stands in front of the mill; chopped down trees and underbrush; done research on milling at Beverley Mill; provided research on the Chapman family; worked at the Chapman /Beverley Mill Stabilization Public Tour; produced this newsletter; provided Civil War research; helped gather and move the stone cores removed from the mill walls during Cintec's stabilization of the walls; assisted in African-American research; provided computer wizardry; assembled bookcases; act as our web master; cleaned out the mill pond; is writing about the local geography in layman's terms; acted as our photographer; drawn up engineer's plans for the stone mill store; collected oral histories, co-ordinated volunteers; given restoration advice on oil paintings of the mill; written an on-going series of updates for the website on the stabilization progress at the mill; written an article for the newsletter; done research on the Beverley Mill bags logo; collected signatures for the TEA-21 grant application; given fund raising advice; manned a booth at Warrenton's Heritage Day, Haymarket Day and A Day in the Plains; organized and identified our photo collection; assisted in grant planning; attended lectures on the Chapman family, the Journey Through Hallowed Ground, and the National Battlefield Protection Program. These volunteers have provided 850 hours of free service worth approximately \$8,500.

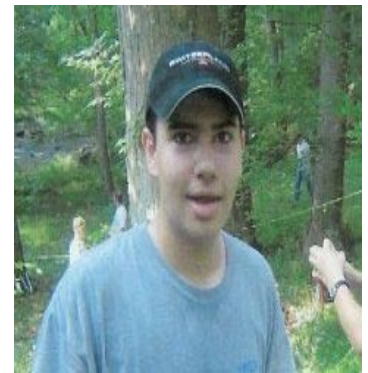
### Volunteers Are Needed

At this time, Turn The Mill Around Campaign is in need of volunteers willing to help create paperweights out of the quartzite rock drilled from the walls during the stabilization process. Later this winter, volunteers will be needed to help with building the walkway on the eastern side of the mill and install fencing.

Turn the Mill Around Campaign is interested in maintaining a volunteer roster of people whom they may call upon as the need demands. If interested in volunteering at Chapman/Beverly Mill in any capacity, please call Ellen PercyMiller at 540-253-5888 or email her at mill@chapmansmill.org.



Jason Lawrence of Troop 924 in Gainesville did an Eagle Scout Project that cleaned up the mill pond.



RJ Hill of Troop 1188 in Manassas did an Eagle Scout Project that cleaned up the future picnic grounds.

### Book on Chapman/Beverley Mill To Be Published

The Prince William County Historical Commission will be publishing the 1981 masters thesis written by Frances Lillian Jones who at the time was a graduate student in the Historic Preservation Department of George Washington University. This thesis details the history of Chapman's Mill, later known as Beverley Mill, the Chapman's, Beverleys, and other individuals who owned the mill as well as information on the mill building, milling and the construction of I66. At this time it is projected that the book will be available by early next spring. Of course, Turn The Mill Around Campaign will sell the book!



Ken Garrett sits in the water of Broad Run to take a picture of Chapman/Beverley Mill one cold October day. The photographer who co-authored "Hallowed Ground: Preserving American Heritage" in 1996 is working on another book which will be published in 2007 by a partnership of Journey Through Hallowed Ground and the National Geographic.

### Rebuilding the Gable End Walls Takes Money

We are fundraising to rebuild the gable end walls of the mill, which were knocked down by the firemen while fighting the fire on October 22, 1998. Each end wall will cost about \$75,000 to rebuild the 1-1/2 story height and will include the round window at the top. All money, which is donated, will go toward the cost of this reconstruction.

If everyone who receives the newsletter just donated \$10 it would be a big help. If you can afford more, please do donate more. The mill won't be the mill until we see those gable ends rise again. We really need your help; everything has cost so much more and has been so much more involved than anyone ever realized it would be.

### To Clarify The Confusion Regarding the Mill's Name

One issue that TTMAC needed to resolve was the mill's name. Mills are traditionally named after their current owner. The Beverley family sold the mill in 1898 but locally the mill is still known as Beverley Mill. The Civil War and much of the regional history of the mill took place when the five generations of the Chapman family

owned the mill. To avoid confusion, it was decided to name the structure the Chapman/Beverley Mill.

### Chapman/Beverley Mill Offered Tours of Stabilization Project

Cintec, a worldwide leader in historical building stabilization, is the company stabilizing the walls of Chapman/Beverley Mill. They conducted free tours to the public to view the work ongoing at the mill, on Saturday, July 8, 2006 from 9 AM to 3 PM. Cintec staff demonstrated how they use the internal anchor system to stabilize the walls of the mill. The anchors are steel rods that are encased in heavy fabric mesh that is filled with high strength grout. These are inserted into the holes made by drilling horizontally from the corners of the mill, and vertically from the top to the bottom of the walls. For more details of this process please view [chapmansmill.org](http://chapmansmill.org).

All visitors had to be eighteen years old or older. Children were not permitted to enter the premises. All visitors were asked to sign a waiver of liability. In addition, visitors were asked to wear hard hats and safety goggles.

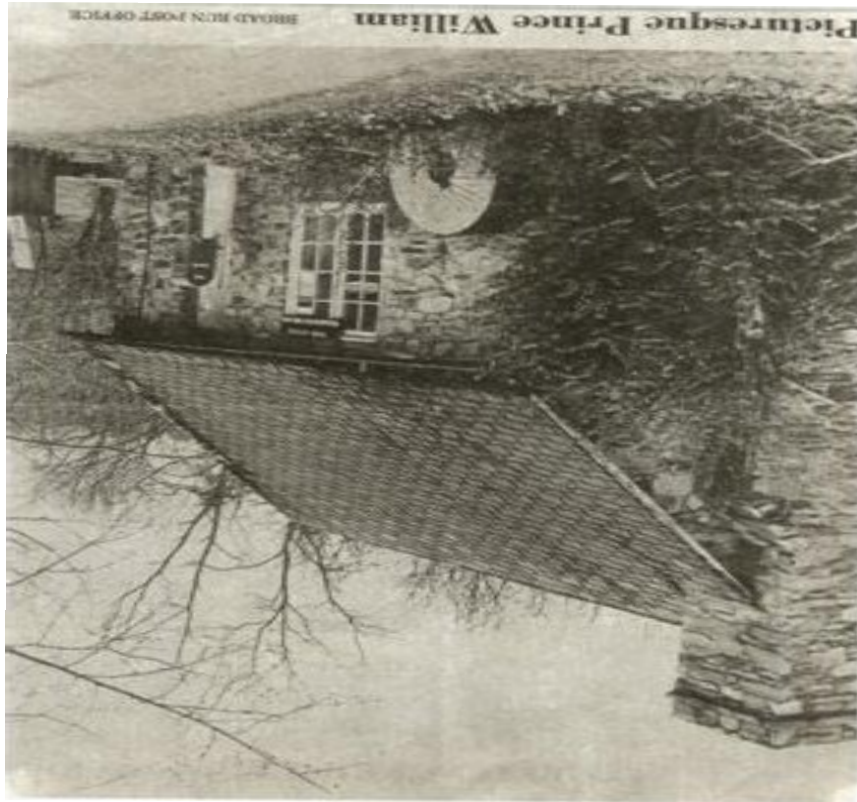
This was a unique opportunity to observe a difficult and challenging project to save the walls of the Chapman/Beverley Mill, circa 1742, on the Prince William/Fauquier County line off I66 and Rt. 55 in Broad Run. This mill is the tallest stone building in the United States.

### You Are Invited

Come see our interesting Chapman/Beverley Mill exhibits at our office at 4250 Loudoun Avenue in The Plains. (Take the first right after entering the village from Rt. 55 east. It is the last house on the left before the restaurant.) Please call 540-253-5888 in advance to ensure we are open.



1st Row: Quinn Georgia, 2nd Row left to right: Lindy, Jenny, and Luke Georgia, and Joe Alonge. These volunteers worked on erecting this sign when the heat index was 115 degrees.



## TURN THE MILL AROUND CAMPAIGN

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