



TURN THE MILL AROUND CAMPAIGN CHAPMAN/BEVERLEYMILL Thoroughfare Gap, Virginia

Volume 6, Issue 1

Fall 2007

Meet The Author at The Mill

On Saturday, October 6, 2007, the public had a wonderful opportunity to meet Frances Lillian Jones, and have her newly-published book signed.

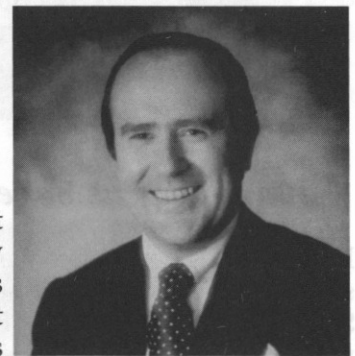
Ms. Jones' 1981 master's thesis written for a Historic Preservation degree from George Washington University, was just published by the Prince William County Historic Commission. Her book, *Beverley (Chapman's) Mill, Thoroughfare Gap, Virginia: A History and Preservation Plan*, is 146 pages with numerous drawings, maps and photos. The book includes the ownership history especially that of the Chapman family who built the mill in 1742; the history of wheat growing, milling, and marketing in Northern Virginia; and a description of the mill and mill site.



Author Frances Lillian Jones signs her recently published book for Tim Winther, stonemason for the mill.

Ms. Jones was signing her book, which sold for \$20, inside the mill store, and everyone who came out to meet her not only had a chance to talk with her but they got to peek inside the mill to see the latest work.

President's Message



Dear Friends of the Mill:

I am pleased to report that the Chapman's/Beverley Mill is in the last stages of stabilization. As most of you are aware, this process took far longer and cost many multiples of the original estimate for stabilization of its walls. Federal and state programs have been essential to achieving that goal, but as you can imagine those have cost us immeasurably in meeting a timeline.

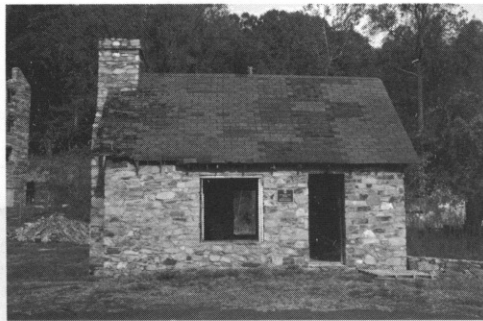
Although not essential to stabilization, many of our friends and visitors have suggested that we should complete the peaked gable end walls to the roofline, as that would complete restoration of the stone exterior to its pre-fire state. Contractor estimates to complete this work are \$150,000. From a practical construction perspective, now is the best time to complete this project, but we would need to raise these funds by January 1, 2008. It would be helpful to have your feedback in terms of whether to proceed with this "gable end phase" and, of course, any contributions or pledges toward accomplishing this final stone restoration would be most welcome. The phase beginning this winter will be developing the eastern side of the mill: building restrooms, putting in running water and septic system, grading, landscaping, paths (including ADA walkways), benches and signage, together with restoration of the old stone mill store. Barry Starke of Earth Design has drawn a plan which has been well received by those who have seen it. Our next phase will be opening up the western side of the mill to the public, culminating with a working mill-race and wheel.

As with all worthwhile projects, these final phases come with a price tag and we appeal to you, our friends, neighbors and supporters to help us bring these plans to fruition. Please put the Mill on your end-of-year gift list.

Wishing you a Happy Holiday Season,

Charles H. Seilheimer, Jr.
President

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Judy Juergens Saves The Mill Store

In last year's newsletter we ran a picture of the mill store and asked if anyone would like to donate \$10,000 to restore it as a permanent memorial for a loved one or to commemorate a family. We were very fortunate to have Judith Beverley Juergens, daughter of Richard Henry Carter Beverley and great granddaughter of William Beverley, the last Beverley to own the mill, step forth with the desire to restore the mill store in honor of her father. One week after receiving Judy's generous donation we discovered a large crack where a later addition was added to the mill store. Our mason, Tim Winther of Cresthill Stoneworks, discovered that the corner of this el was sitting on only two inches of rock. Erosion had washed away the rest of the soil. If we had not immediately done the stabilization work necessary, the next rainstorm could have caused tremendous damage to the mill store. The mill store, designated to be our Visitors' Center was literally saved by Judy Juergens' kind and loving heart.

One would think that putting a roof and new windows on the mill store would be quick and easy. Unfortunately the Virginia Department of Historic Resources said they must review our plans and four months later finally gave their permission as long as we restored by replacing with similar materials. Soon you will see a new roof and more restoration activity. Thank you again, Judy Juergens.

For anyone else interested in seeing a project completed in honor of a loved one or to commorate a family, here is a list of projects:

- Water Wheel restoration
- Substantial entrance sign
- Terraced footstep of Furr House and/or pavilion at one end
- Overlook observation deck
- Restore headrace to working order
- Fencing along western side of property
- Restore millpond
- Restore flume
- ADA accessible picnic area and trail
- Fiber optic map of troop movement during 8/28/2862 battle: \$20-25,000

Bronze plaques will be placed on completed projects costing \$10,000 or more. A \$10,000 general donation begets a name on the Donor's Plaque inside the mill.

It has been such a very busy year:

By Ellen Percy Miller, Executive Director

- We have been complying with the NEPA (National Environmental Policy Act) document that must be approved before we can access our 2006 TEA-21 grant monies and can start the site development. This has involved working with numerous local, state and federal agencies.
- VA Assembly 2006 & 2007 appropriation installed iron fence on Eastern side
- Beverley family descendants (Juergens) donated \$10,000 for restoration of mill store
- Stabilization of walls is completed
- We have vigorously participated in the fight against the transmission lines going through The Gap
- Steel beams installed
- Windows and door lintels replaced with either stone or wood following the Secretary of the Interior's Standards where restoration must be identical to the original.
- PWC Historical Commission publishes book on Chapman's/Beverley Mill

My intellectual curiosity constantly feels rewarded by my activities for the Mill. Just the other day I was looking at some old papers and found documentation that Chapman's Mill sold flour to the troops of the Mexican War in 1846. That means Chapman's/Beverley Mill was active in eight American wars! Recently, a woman in Texas sent me photos she had taken decades ago. One of them showed a sign in the mill that said "Victory Speed 35" I learned that 35 MPH was to save on rubber, not on gasoline. Now why was that sign in the mill and where is it now? Strangers open the office door to bring in artifacts associated with the mill. Sometimes they forward photos by email. Some send watercolors of the mill. The City of

Lexington just gave us old milling equipment similar to those machines once found in our Mill.

Have you noticed how much sturdier and dignified the mill looks now that lintels and repairs have been made by Tim Winther of Cresthill Stoneworks? It's odd to think of a building looking happier but the mill does. This is great as the Mill (and its volunteers) are being invited to participate in more and more local heritage days and commemorations. Be a part of the Mill—stop by (call 540-253-5888 first to make sure the office is open) and see our mill exhibits or to get answers to your questions.

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Material Artifact Donors During 2007

- **Karen Ballard** - Fabric Beverley Mill flour bag
- **Ted Ballard** - Postcard of Spanish-American troops campsite, article on same
- **Mary Beverley-Kotek** - Marchant Calculator used in Beverley Mill office
- **Franklin Bowen** - 1988 photos of mill
- **Kathleen Herring** - Original 2 lb. bag for corn meal
- **John Hoffman** - Original 1971 copy "Echoes History" published by Pioneer America Society, article on Beverley Mill
- **Frances Lillian Jones** - Copyright of her book, Beverley (Chapman's) Mill, Thoroughfare Gap, Virginia
- **Tom Krial** - Civil War era wooden ladder
- **Harry Leach** - Current photos of the mill
- **Pam Lindholm** - Watercolor of mill
- **Manassas National Battlefield Park** - Very early photos
- **John McGrain** - Mill photos from 1977
- **Mr. & Mrs. Michael McManus** - 1989 photos of the mill
- **Jonathan Orovitz** - Photo from mid 1980s
- **Roger Snyder** - Aerial photos of the mill in past year
- **Mrs. Philip Walsh** - Collection of books on the Civil War, framed pictures of Civil War events
- **Rena Zappa** - Watercolor of mill by Ellen Jones

Report From the Treasurer

Dear Fellow Supporters of the Mill:

Turn the Mill Around Campaign (TTMAC) has reached an exciting milestone in October. We have completed the two stabilization phases required to keep the existing structure intact. The stabilization process, which has included engineering and design, fundraising, and the actual construction, has been underway for nearly nine years at a cost of approximately \$1 million. All of our efforts and

has been underway for nearly nine years at a cost of approximately \$1 million. All of our efforts and resources have been directed to the stabilization during this time. We felt that preserving the remaining structure was paramount. Only after it was stabilized and we had a structure we could actually display and interpret, can we focus on making the site accessible to the public.

We are now on the cusp of launching Phase III of TTMAC's Campaign. The completion of this phase will allow us to open the Mill and the eastern portion of the site to the public. A \$300,000 TEA21 grant commitment from the Commonwealth Transportation Board (CTB) will get us started on Phase III. Our capable Executive Director, Ellen Percy Miller, both wrote the successful grant application and marshaled the preliminary approvals needed to allow us to start the Phase III design. The Virginia Department of Transportation, which manages the TEA21 program for the CTB, has advised us that we should be able to start work under the grant in the Spring of 2008. Once the final design work is completed and the necessary county permits are obtained we will be able to estimate our eagerly anticipated completion date for Phase III.

Meanwhile, we need to keep our offices open and our staff in place so they can continue to administer and coordinate the necessary work. We also need to continue our historical research on the Mill and its environs and to compile our findings. Our goal is to raise \$40,000 over the coming year for our operating costs. TTMAC cannot make progress without your encouragement and financial support. Please take a moment to make a tax-deductible contribution by mail or through our website. We appreciate your help.

Best wishes for the holidays,
Earl Douple, Treasurer

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2007 Donors

David Albee
Mr. & Mrs. Okley Ammons
Anonymous
Ashby Masonry, Inc.
Mr. & Mrs. David Auldridge
Robert Bainbridge
Mr. & Mrs. Ronald Bauckman
Samuel Bishop
James Cunningham
Andrea Currier
Mr. & Mrs. Charles D'elia Seltman
Virginia Daly
Matt Donahue
Mr. & Mrs. Earl Douple, Jr.

2007 Donors (cont'd.)

Mr. & Mrs. Judson Fisher
Mr. & Mrs. Thomas Fisher
Mr. & Mrs. Charles Floyd
Kenneth Garrett
David Goetz
Richard Gookin
Mr. & Mrs. Donald Grass
Haymarket Town & Country Garden Club
Georgia Herbert
Mr. & Mrs. John Hoffman
William Craig Howell
Nancy Jackson
Mr. & Mrs. David Juergens
Robert Kirk
Mr. & Mrs. Robert Det. Lawrence, IV
Mary Lekander
Anna Lyons
Talbot Mack
Charles Mackall, Jr.
Jacqueline Mars
Allan Matthews
Mr. & Mrs. James Mays
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Mr. & Mrs. Jerry Sherman
James Slack
Lauryne Smith
Mr. & Mrs. Lawrence Stiffler
Dr. & Mrs. E. R. Taylor
Mr. & Mrs. Alton Templeton, Jr.
Mr. & Mrs. Charles Turner, Jr.
Mr. & Mrs. Jeffrey Twining
Kevin Walker
Mr. & Mrs. John Wheeler
Mr. & Mrs. George Wheeler III
Tim Winther
Mrs. John Wise, Jr.
Wrinkle In Time Foundation

Tim Winther, Mill Mason & Owner of Cresthill Stoneworks

Chapman's/Beverly Mill is proud to introduce Tim Winther, owner of Cresthill Stoneworks, who recently completed restoration work on Chapman's/Beverly Mill. His professionalism, cheerful upbeat demeanor and "will-do" attitude endeared him to all who worked with him.

Born in California to a military family, Tim traveled extensively until his family finally settled in Massachusetts. Tim served as a Calvary scout in the Army reserve 1986-1992 and then studied liberal arts and international business, and finally Construction Management at Wentworth Institute of Technology. Following school, Tim worked for an international freight forwarder managing ocean shipments and sales. His dislike of an office environment led to work for a private developer running site development. Tim moved to Virginia in 1999, where exposure to stonework ignited his interest in stone masonry and restoration.

Cresthill Stoneworks specializes in traditional stone and lime mortar restorations, new construction modeled after old, and has a stone fabrication shop in Remington, VA capable of producing most any stone product. Tim Winther is a Marshall, VA resident and member of Cochran Lodge #271 AF&AM in The Plains.

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Do You Wonder What Will Happen Next?

Have you noticed the handsome iron six-foot fence that has been erected along our property line with the railroad? This was partly paid for by a \$12,500 appropriation from the Virginia Assembly in 2006. We received a \$5,000 appropriation from them in 2007 and will be spending it on additional fencing. Thank you, Senator Colgan!

Sometime this spring we will start receiving the \$300,000 from the TEA-21 grant we received from VDOT in 2006. This will be spent on restrooms, accessing running potable water and septic system. Whatever is left over will go to creating walkways, lighting and signage. Unfortunately that money will disappear very quickly.

WHAT ABOUT THE TRANSMISSION LINES? YOU ASK.

Well, there is increasing questioning of the legitimacy of these transmission lines, and there is an increasing fear they may go down I 66 and therefore, very close to the mill. Please, if you haven't,

send notes of outrage, concern, trepidation, and etc. to the SCC (State Corporation Commission) by Dec. 14th. Go to the PEC (Piedmont Environmental Council) for the address and more information on the issues involved in this critical battle.

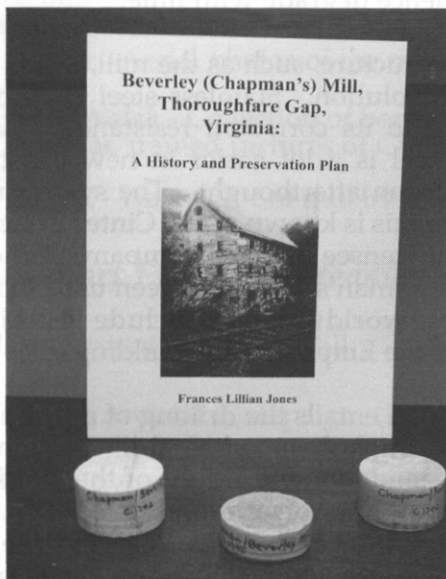
Turn The Mill Around Campaign has submitted to the Virginia Landmarks Register and the National Register of Historic Places a preliminary application to create the Chapman/Beverley Mill Historic District. This historic district would include 23 buildings, ruins, outside milling elements, roads, Chapman cemetery, the quarry, etc. having to do with the Chapman family and the milling industry.

Chapman's/Beverley Mill was featured in an article in the November/December 2007 "Preservation" magazine published by the National Trust for Historic Preservation.

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FOR SALE—GREAT CHRISTMAS PRESENTS:

The Prince William County Historic Commission has published Frances Lillian Jones' 1981 George Washington University Masters Thesis and we are selling it from our office in The Plains at 4250 Loudoun Ave. Call 540-253-5888 to set up a time to purchase either Beverley (Chapman's) Mill, Thoroughfare Gap, Virginia, or paperweights made from the cores removed from the mill walls during the stabilization process. The book is full of pictures and the history of the different mill owners, the building itself and the area. These items might be your relative/friend's favorite gift!



From The Volunteer Coordinator

Let me introduce myself. My name is Didi McConnell and as of November 5, 2007, I am the Volunteer Coordinator for Turn The Mill Around Campaign. My husband, J.T., and I live in a log home in the extreme western end of Prince William County. We share our home with our mini Dachshund, Susie and lots of wildlife. I am a Graphic Designer and Photographer and have 16-plus years advertising/marketing experience.

I met Ellen Percy Miller in November, 2006, when I called her to see if I could get permission to take pictures of Chapman's Mill. I was in my senior year at college taking an advanced photography class and needed some unique architecture photos for one of my portfolio projects. She took me on a walking tour of the mill and although I saw the mill every day, I had no idea until that day, the mill's historical significance. When I offered to volunteer that day, I had no idea how much I would get involved with the mill.

In April, 2007, Ellen called and asked if I would be acting Volunteer Coordinator and take charge of the Chapman's Mill exhibitor spot at the Prince William County Historical Event, and the rest, is history. I am thoroughly enjoying working with Ellen and for the mill and mostly with our wonderful volunteers who give so freely of their time and talents to help make our efforts on behalf of Chapman's Mill successful.

Here is a summary of events that Chapman's Mill has participated in for 2007.

April - Old Bridge Chamber Orchestra "Telling The American Story - A Jamestown 400th Anniversary Celebration" in Manassas, Va.

April - Volunteer Training Session

September - Haymarket, Va., Heritage Day; Warrenton, Va., Heritage Day

October - Community Center, The Plains, Va.; Day In The Plains, Mill Office open; Meet The Author at The Mill

December - Christmas Shop open 12/1 and 12/8; Volunteer Holiday Celebration 12/16.

All during the year, the Boy Scouts have held Eagle Scout projects.

Our Exemplary Volunteers!!

Adrienne Cook	Logan Hargrove
Dennis Van Derlaske	Judy Juergens
Robin Ward	Glen Miller
Ken Reed	Matt Donahue
Mimi Younie	Harry Leach
Joyce Miller	Marilyn Karp
Tim Winther	Tony Karp
Frances Lillian Jones	Donna Brooks
Frank Harrell	Asher Grady
Derek Ogden	Tom Miller
Kevin James & Troop 1137	Mary Anderson
Kent Bailey & Troop 1137	Joe Alonge
Justin Thorpe & Troop 1137	Donna White
Thomas Greene & Troop 924	Geoff Price
Henry Jeffries	Jimmy Price
Charles Somers, Jr.	Ed Ashby
Arna Ackre	Karen Hughes White
David Logan	Kevin Whitener
Adam Shehan	Didi McConnell
Jim Burgess	J.T. McConnell
Marcia Moffatt	



Kevin James and Kent Bailey, two of our Scouts doing Eagle projects at the Mill.

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After Two Seasons of Work the Mill is Significantly More Stable

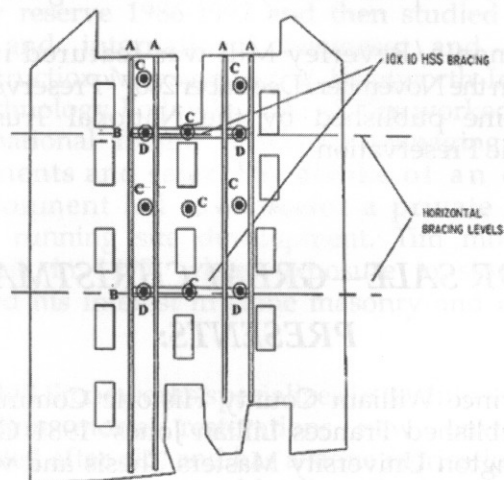
By Dennis Van Derlaske

This autumn represented a milestone in the recent history of the restoration of Chapman's Mill in that the mill is now more stable than it has been since the fire. The fire destroyed the inside floor structure which originally contributed integrity to the building. In addition, the process of quenching the fire which entailed spraying cold water on heated walls eroded a great deal of the mortar holding the stonework together. The combination of these factors had a negative impact on the overall stability of the mill. Given the obvious safety implications of this, a priority was given to returning the mill to a stable condition before other restoration work could occur.

Due to the size of a stone structure such as this, the task was not trivial but was successfully achieved due to generous contributions from many donors including the Wrinkle in Time Foundation and Virginia Department of Transportation.

Anchoring the Walls

The first major phase of the process involved adding strength to the structure of the walls. A technique that was developed in Germany and licensed to a British company was chosen. The concept involves the insertion of stainless steel rods in the stone structure.



Wall insertion plan for stainless steel anchors.

A great deal of construction in this country consists of steel reinforcing bars (rebar) embedded in concrete. The purpose of these are to provide integrity to the structure as the concrete degrades over time. The problem with this is that water can penetrate down to the reinforcing bars causing them to oxidize and hence degrade with time.

A historic structure, such as the mill, needs a more permanent solution. Stainless steel is an obvious choice due to its corrosion resistance. Installing stainless steel is a lot easier in new construction than it is as an afterthought. The system used to accomplish this is known as the Cintec System after the British licensee and the company that did the work at Chapman's. This has been used in famous structures worldwide to include Buckingham Palace and the Empire State Building.

This approach entails the drilling of a hole through the stone using a diamond bit drill. In some cases the hole extends the full height of the building. A stainless steel rod of appropriate length is then inserted into a long sock-like liner and the pair is then inserted into the drilled hole. A special mortar is then pumped into the liner, expanding it. The inherent flexibility of the liner allows the mortar to

expand into irregular cracks and crevices. When it hardens, this helps lock the stainless steel rod in place. The result is a corrosion-resistant stabilization anchor that will last much longer than normal steel rebar.



Anchor inserted into a "sock" ready to be inserted into a wall and filled with mortar.

The anchoring work was completed during the latter part of the summer of 2006.

Making a the Structure Rigid

The next phase of the process involved making the structure rigid. This was undertaken during the summer of 2007. Even though the walls were now vertically stable, the structure needed to be made rigid. As the intent is to interpret the mill as a ruin, the floors that were originally part of the operating mill are not available to "tie" the walls together.

The design chosen by Cintec to accomplish this was a dual-tiered diamond structure consisting of galvanized steel beams that are anchored to the centers of each wall. Each beam is hollow and rectangular in shape. They were cut then galvanized at the factory prior to being shipped to the site. Assembly and positioning was done with a crane.



Installed steel beams.

Reinforcing Window Openings

The window openings also represented weak points in the structure. These openings originally contained either wood or stone lintels which reinforced the tops. Cresthill Stoneworks accomplished the task of replacing these lintels and restoring the mortar in the vicinity of window openings and other areas of the structure.

Wooden lintels were brought to the site. Where stone lintels were required, the source of the stone was the local Serra Quarry on Bull Run Mountain Road. This was done in an effort to match the original stone as closely as possible. After the stone was delivered to the site, Cresthill technicians carefully cut it into lintel size.

The crane used to place the steel beams was also used to elevate the stone lintels to the heights required for placement at particular window openings. Final placement and insertion was a two-man operation using a chain and nylon rope hoist.

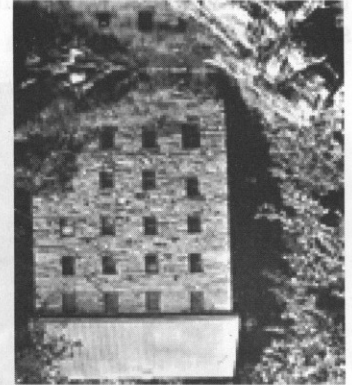


Installed stone lintel.

The Status Now

Although much more work needs to be done to the inside of the mill prior to allowing casual visitors to safely enter, the overall structure is much more stable and hence much safer. It represents the completion of a key phase of the overall restoration of the structure—a "foundation" upon which we will continue to build.

You can read about the details of the stabilization process and the people who did it by clicking on "Stabilization Updates" on the website, www.chapmansmill.org.



www.chapmansmill.org

Visit Our Website at

EMAIL: mill@ChapmansMill.org

PHONE: (540) 253-5888

BROAD RUN, VIRGINIA 20137

P. O. BOX 207

TURN THE MILL AROUND CAMPAIGN

TTMAC Welcomes Jim Davis to Its Board

Turn The Mill Around Campaign would like to introduce its newest member of the Board of Trustees, James (Jim) G. Davis. Jim has been the current President and CEO of James G. Davis Construction Corporation (DAVIS) since 1988, building the firm into the second largest locally based general contractor in the Washington region. DAVIS, based in Rockville, is currently working on over 60 projects. The company has close to 500 employees and has been in business for over 40 years.

With 26 years experience in the industry and a degree in civil engineering from Virginia Tech, Jim leads select major projects and provides expertise on many construction projects. Jim is an active member of the Washington Building Congress (WBC), DC Building Industry Association (DCBIA) and the Young President's Organization (YPO); he also serves on several boards including Stanley Martin Homes Advisory Board, and American Woodmark, Winchester. Recently, Jim and two of his colleagues at DAVIS, were honored to receive the 2007 Ernst & Young Entrepreneur of the Year Award. Jim and his wife, Shannon, reside in the area and have three daughters.

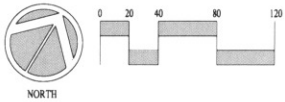
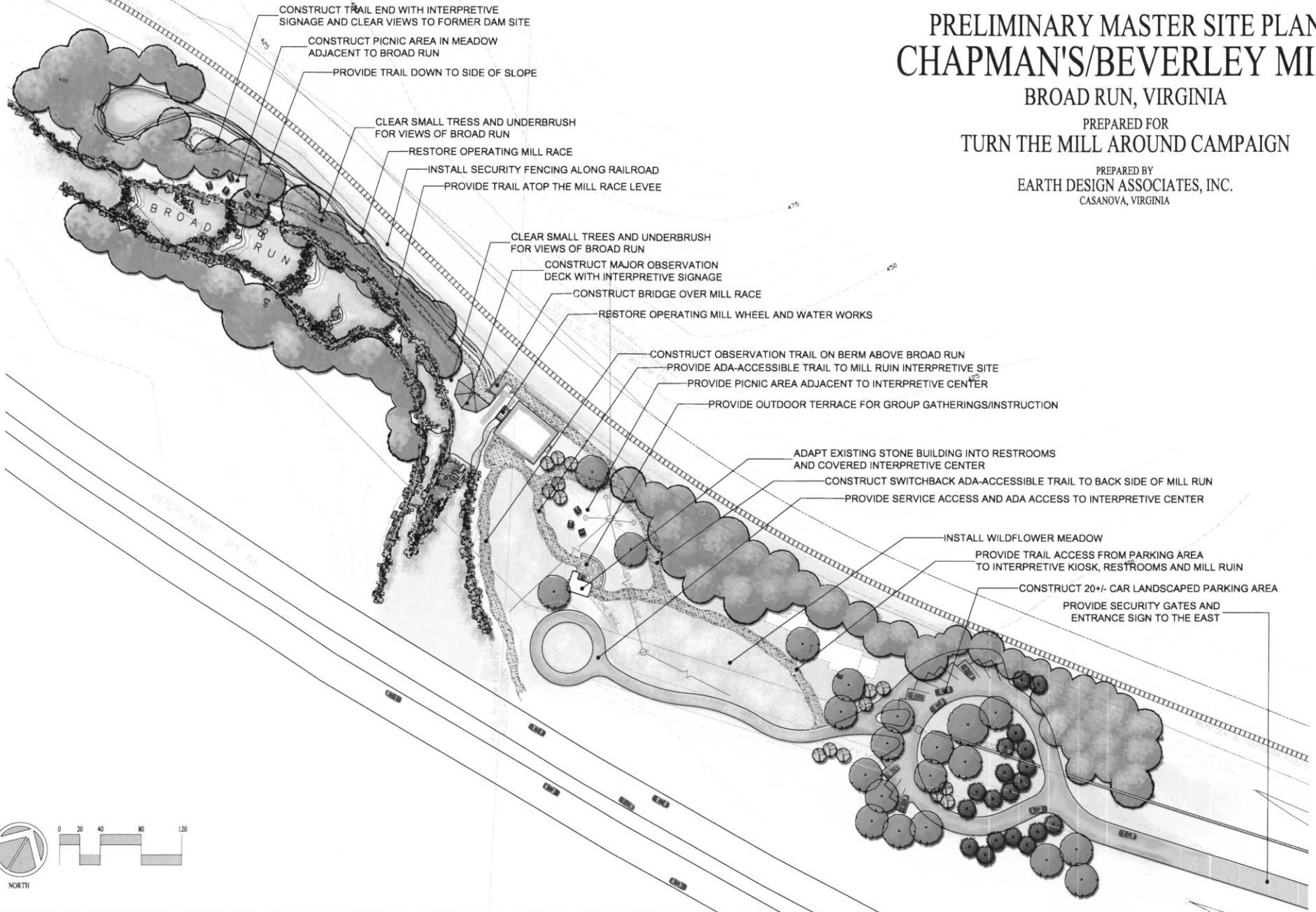
We welcome Jim to our board and look forward to his expertise helping with TTMAC's mission station: "Turn The Mill Around Campaign is dedicated to the historic preservation and stabilization of the Chapman's (Beverly) Mill, a 260-year-old gristmill located in the heart of Thoroughfare Gap, Virginia. 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."

PRELIMINARY MASTER SITE PLAN CHAPMAN'S/BEVERLEY MILL

BROAD RUN, VIRGINIA

PREPARED FOR
TURN THE MILL AROUND CAMPAIGN

PREPARED BY
EARTH DESIGN ASSOCIATES, INC.
CASANOVA, VIRGINIA



TURN THE MILL AROUND CAMPAIGN
P.O. BOX 207
BROAD RUN, VIRGINIA 20137

- I have included Chapman/Beverley Mill in my will
- I wish to PRESERVE, INTERPRET, & MAKING CHAPMAN/BEVERLEY MILL ACCESSIBLE TO THE PUBLIC.

 Enclosed is my contribution of \$ _____

Enclosed is my contribution of \$ _____.
Name _____
Address _____
City/State/Zip _____
Telephone _____
E-mail _____

- I wish my gift to remain anonymous.
 I have included Chapman/Beverley Mill in my will

My contribution is made <input type="checkbox"/> in honor of <input type="checkbox"/> in memory of: Name _____ Please acknowledge this honor or memorial to: Name _____ Address _____ City/State/Zip _____ Message: _____ _____ _____

A financial statement for Bull Run Preserve, Inc., trading as Turn The Mill Around Campaign, is available upon written request from the Virginia Office of Consumer Affairs.