

Overview of History of Chapman/Beverley Mill

The Land: Lord Fairfax 1731 to Catesby Cocke (First Clerk of the Court for PW & Fairfax) probably for a mill, back to Lord Fairfax in 1737, to Godfrey Ridge who flipped to Jonathon Chapman for 10 Pd. Lower Mill probably built first and then in 1742 Chapman purchased sliver of land where Upper Mill and the head of the race located. Why would they want this land? Saw future of Shenandoah Valley.

Chapmans: 1610 Sir Walter Raleigh encouraged cousins (two brothers John & William) to immigrate to Ireland. William's grandson, Thomas, came to Virginia in 1610 on the "Tryall".

Jonathon c.1680-1749 His Plantation, Summer Hill, now National Airport. He also associated with iron works. Partners with son.

Nathaniel: 1710-1761. Partner with his father, said to be Father of the American Industrial Revolution. Ironmaster & General Manager, Principio Ironworks. Business partner with Augustine Washington, George's father. Marries George Washington's first cousin. Founding member of the Ohio Company of Virginia which started the French & Indian War. Co-founder of City of Alexandria. Establishes Mt. Aventine opposite friends, George Mason & Lawrence Washington. Murdered in 1761 by highwaymen. If not murdered Chapman name probably much better known. Inventory of estate included much sterling.

Nathaniel: 1740-1761. Drowns in New York Harbor when checking on New England property he had inherited from uncle.

Pearson: 1745-1784. George Mason moved his belongings from Gunston Hall to Pearson for safekeeping during the Rev. War. Uncle to Dr. Nathaniel of PA who started the AMA. Thoughts about retaining family property, concern for slaves, children's education, not disputing will were found in Pearson's will. He left 12 portraits.

John: 1769-1812 Pearson left mill to John but he stayed at Mt. Aventine which was owned by George!

George: 1769-1829. Inherited Mt. Aventine from brother but preferred "Thoroughfare" & moved there in 1804? Successfully developed fisheries in Potomac at Chapman's Landing. Died leaving over 9,000 acres, fifteen fine houses and multiple smaller ones, two mills and numerous slaves. Left instructions that his children "be liberally educated" and exhorted them to "treat the Negroes with great kindness and humanity." He admonished children not to let their inheritances leave the family. He also said "to share

HISTORIC SITE FILE: Beverley Mill
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RELIC/Bull Run Fed Lib, Manassas, VA

and share alike" with siblings and have "no dispute" regarding inheritances. Divided his property equally between his 12 children, including daughters. **John:** 1814-1866 inherited Lower Mill. In 1840 when bro. George dies he usurps his Upper Mill. Marries Ellen Thornton b. 1829. No children. 1852 bribes Manassas Gap RR with \$2,000 (today's value \$40,000). Also a successful farmer-improves 100 acres. 1860 owned 24 slaves. Gap was a strategic passageway. Rented mill to Confederate Army Subsistence Dept. for \$500. Gen. Johnston ordered "Great Barbeque." Battle of Thoroughfare Gap. Skirmishes in '62 & '63. Vandalism of mill. Troop movement by train first in history of world. Nephew Lt. Frank Williams of Mosby's Rangers. Knows Mill and his money are gone. Bro. Pearson doing very well. Placed in Staunton Lunatic Asylum. Economic, physical & emotional victim of War. Wife dies in Louise Home in D.C., a home for gentlewomen reduced by misfortune. No buyers for mill in '67 and '70.

Robert Beverley buys the mill. Between 1871 & 1876, rebuilds and sells by 1897. It is flipped several times and bought by **Charles Furr**. Partners with **Kerr** and later **Billy Wilbur**. Sells mill after WWII to **Walter Chrysler** who closes it in 1951. Sells to **West**, West sells to **Joan Irvine Smith** and she give ruins to **Turn The Mill Around Campaign**.

VISIT MT. AVENTINE in MD opposite Gunston Hall

Building Red Soon

was signed this publisher of the Messenger and the Gothic Company production of a building offices, and later plant of this news-

The Messenger's new gin immediately on purchased lot adjoining House property on The building will y cinder block-and-e, facing the avenue back 70 feet along House driveway. It et in width, and one rear will face the

ig is designed to th the architecture House annex, and to eauty of this section e. It will provide space for the Mes-owing requirements he best facilities for ekly newspaper.

Holsteins in Canada

ds of pure bred Hol- ws arrived in Manas- from Hamilton, On- 48 cows were pur- weeks ago by P. A. Carl Kincheloe for local farmers: John Wheeler, John Bar- Lee Huffman, of County, and Paul Max County. and six, and Mr. he cows as ad- herds. While e being

ceived as usual at Coker's Pharmacy and many of the politically minded are expected to gather there Tuesday evening.

Election judges for Tuesday's primary in Prince William are as follows:

- Haymarket precinct: F. H. Pickett, W. W. Butler and A. B. Rust;
- Catharpin precinct: L. J. Pattie, L. L. Lynn and W. E. Senseney;
- Aden precinct: J. E. Marshall, L. J. Bowman and W. B. Kerlin;
- Manassas precinct: C. E. Hixson, J.

(Continued on Page 2)

Beverly Mills Sold To Walter Chrysler

New Owner To Run
Historic Mill Privately

The picturesque Beverley Mills site, on Broad Run, near Thorouhfare, has been acquired by Walter Chrysler, of the Chrysler Corporation, who already owns estates in nearby Fauquier County. The property, which was purchased recently from the former owner, Mrs. Audrey Kerr, includes about 15 acres of land, the fifty-year-old dwelling, and the historic old mill, which is said to have been built by slaves in 1852.

It is expected that the new owner will take possession on or about October 15, and that the mill will be kept working, its products to be for Mr. Chrysler's personal use.

proposal would be kept in mind. Hunton Duffany, town manager brought before the council the retirement plan for salaried employees of the town in its revised form and it was adopted by a unanimous vote. The plan allows for retirement pay for such employees reaching the age of 65 and with a minimum of \$50 per month for those who have had as much as 15 years of continuous service. Ent

(Continued on Page 2)

Prince William Third In "E" Bond Sales

The report of the War Finance Committee for Virginia on the Seventh War Loan Drive shows Prince William third among Virginia counties in "E" bond sale in proportion to quota. Prince William, which sold 163.96 per cent of its quota, was excelled only by Charles City and York counties. Charles City sales were 197.85 per cent of that counties' quota and York sales were 172.16 of quota.

Of the 109 committees in the state, representing counties or county and city combinations, Fauquier County stood 48th, with 119.55 per cent of quota, Loudoun 80th with 109.50 percent of quota and Fairfax 92nd with 104.53 per cent of quota.

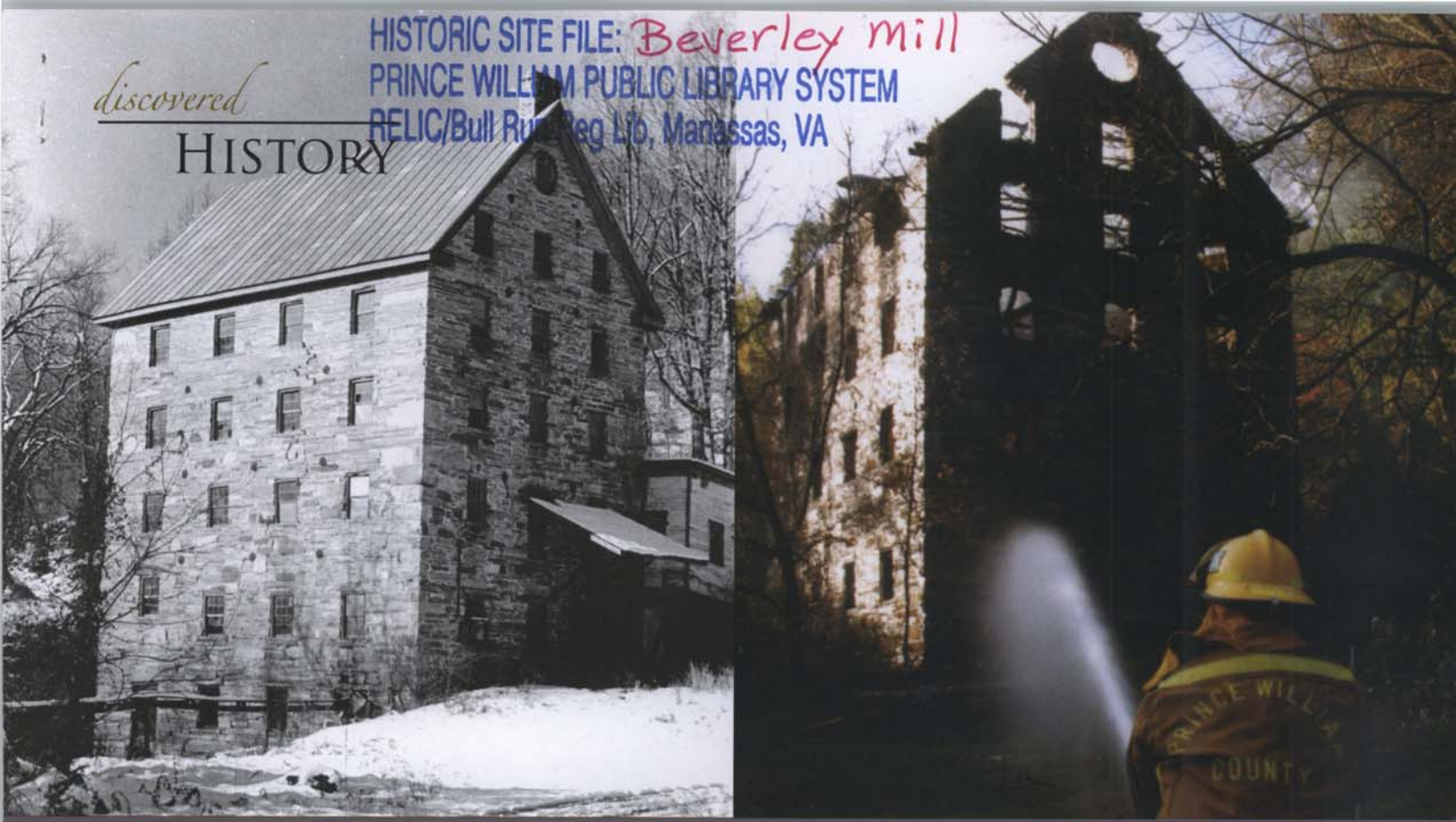
"E" bond sales for the State as a whole totalled \$73,502,000 or 117 per cent of the quota of \$63,000,000.

Manassas Messenger - Aug 3, 1945 - P. 7



discovered

HISTORY



Chapman/Beverley Mill Rises from the Ashes

dedicated preservationists save historic mill after devastating fire

by: John Toler

Had vandals not torched it on Oct. 22, 1998, the Chapman/Beverley Mill on the old Gap Road (Route 55) at the western gateway to Prince William would probably have become a comprehensive interpretive museum focused on local industry in the 19th and early 20th centuries.

However this was not to be, but due to the efforts of those involved in the Turn the Mill Around Campaign, the burned walls were not allowed to be demolished or collapse into a pile of rubble, and what remains of the mill structure has been stabilized.

Completed in 2008 at a cost of \$1.5 million, the stabilization involved an internal anchor system reinforcing the mill's four walls, 65 windows and four doorways, as well as reinforcing the inside of the open, seven-story structure with steel beams.

Future restoration work on the mill is planned, including replacement of the gable ends and their unique faux chimneys.

Just as important, plans are in the works to develop the grounds around the mill as an historical industrial park, highlighting the unique archaeological and historic features found there, in the heart of Thoroughfare Gap.

In addition to stabilizing the beautiful stone walls, the massive, 29-foot steel water wheel will be replaced, and pathways and an observation deck will be built so that visitors can walk along the headrace and see the millpond, flume, sluice gateway and forebay. Also planned is an amphitheater with quarry stone seating.

Interpretive signs will be installed explaining the milling process, the impact on

the local economy for over nearly 200 years, and the role the mill played during the Civil War. Archaeological work on the property will continue. The c. 1930 stone mill store – currently closed due to a deteriorated floor – will be rebuilt as an interpretive center, and a parking area for cars and buses will be built near the secured entrance on the east end of the property.

The Turn the Mill Around Campaign must rely on donations and grants to complete the improvements, which are currently going through the county approval process.

Early History

The story of the Chapman/Beverley Mill is inseparable from the history of Thoroughfare Gap, which by the early

Above Left: The mill had been closed for more than ten years when this photograph was taken in 1965, during the time it was owned by Cdr. and Mrs. Mack West. The Wests had an antique store in the old Furr house and used the mill for storage. Above Right: Those responsible for starting the disastrous fire that gutted the mill on the afternoon of Oct. 22, 1998, have not yet been apprehended. The loss of the mill and its contents were keenly felt by the community.

from The Bigoski Insurance Agency

HALLOWEEN SAFETY TIPS

It is that time of year again. Scarecrows begin invading front porches, jack 'o lanterns start popping up in every window and the preferred method of transportation is a hayride. Autumn has arrived and Halloween is here. Here are some tips for a healthy, safe Halloween:

Trick-or-Treaters

- Carry a flashlight.
- Stay on sidewalks, do not run and always obey traffic signals.
- Stay in familiar neighborhoods and only approach homes that are well lit.
- Wear reflective clothing.
- Do not wear masks while walking house-to-house.
- Make sure your costume does not drag and only carry flexible props (e.g. swords, wands, etc...)
- Steer clear of unfamiliar animals/pets.

Parents

- An adult should accompany young children.
- Purchase only flame-retardant costumes.
- A safe alternative to pumpkin carving is pumpkin painting.
- If your children trick-or-treat on their own, be sure that:
 1. They wear a watch.
 2. They carry quarters or a cell phone to call home.
 3. They know where to reach you if you're not home.
 4. They travel in a group.
 5. You explain the difference between a "trick" and vandalism.

Homeowners

- Use small flashlights in jack 'o lanterns rather than candles.
- Offer a well lit, clear path to your door.
- Keep animals inside and away from trick-or-treaters.

Drivers

- Slow down. Children will be running everywhere.
- Partygoers should always elect a designated driver.

Treats

- Tell children to bring candy home to be inspected before consuming anything.
- Look at the wrapping carefully and pitch anything that looks suspicious.
- If you discover a treat that has been tampered with, contact the proper authorities.

Tom Bigoski is the Owner/Principal Agent for the Bigoski Insurance Agency in Gainesville, VA (named Best of Haymarket 2011!) He is a proud resident of the Town of Haymarket. You can reach him at (571) 969-3743 or at his website thebigoskiagency.com.



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18th century was used by farmers from the Shenandoah Valley to pass through the Bull Run Mountains on their way to eastern markets. Another significant influence was the presence of Broad Run.

Englishman Jonathan Chapman acquired the land in Thoroughfare Gap in 1742, and he and his son Nathaniel built the first mill there sometime before Jonathan's death in 1749. Bertram Ewell lists the mill prominently in the survey relative to the creation of Fauquier County from Prince William in 1759.

Nathaniel's son, Pearson Chapman (b. 1745) inherited the property when his father died in 1760. He later married to Susannah Pearson Alexander, and the couple had five children, including twin sons John and George, born in 1769. The following year, Pearson Chapman petitioned the court in Fauquier County to build a water mill on Broad Run.

The mill was two-and-a-half stories high, and in the early 1800s enlarged to four-and-a-half stories. It was mainly used to grind "plaster," or limestone, into fertilizer. By changing the millstones, corn and grain could be ground as well.

Following Pearson Chapman's death in the early 1800s, the mill passed first to John, and upon John's death in 1812, to George, believed to be the first Chapman to live in Prince William County. George married his first cousin, Susanna Pearson Alexander, in 1799. They built Meadowland, the old home place near the mill and had 12 children.

Both George and Susanna (died 1856), and perhaps two of their sons, Nathaniel and Alexander, are buried in the small graveyard behind the ruins of Meadowland.

After George's death in 1829, the mill passed to their sons George Chapman Jr. (1820-1854), and John Chapman (1819-1866). John became the sole owner after his George's death in 1854, and was the last member of the Chapman family to own the mill.

"For 100 years, Chapman's Mill fostered the development of small family farms in the Shenandoah Valley, rather than tobacco plantations dependent on slave labor," according to Chapman/Beverley Mill: 300 Years in American History, published by the Turn the Mill Around Campaign. The mill's central location played a critical role in the processing and distribution process; corn and wheat was moved by wagon, and after 1852, by the Manassas Gap Railroad."

From there, agricultural products were shipped to Europe and South America. The Manassas Gap Railroad was built through

the Gap in the early 1850s, passing close to the mill, where a siding built. This was no accident, as the Chapman family had so much influence in the area at the time, according to Dr. Kay McCarron, executive director of the Turn the Mill Around Campaign. "Even so, it is remarkable that the family wanted the railroad separating the mill from their home," she added.

Twice previously damaged by fire, in 1858 John Chapman added two stories to the mill and installed the latest milling equipment. Burr Powell was the master stonemason responsible for the work. The business prospered, but as the Civil War approached, the future of Chapman's Mill in the strategic location was anything but certain.

Conflict Comes to Thoroughfare Gap

At the beginning of the war, the Confederate Army took over the mill. They built a slaughterhouse below the mill, and used the mill to store meat, according to Nettie Lee Moffett in *Water-powered Mills of Fauquier County*. In July 1861 – just before the First Battle of Manassas – Confederate Gen. J. E. Johnston reported that over two million pounds of processed meat, as well as herds of cattle and hogs in pens, were stored at the mill.

The use of the property as a meat processing plant ended on March 9, 1862, when Manassas was evacuated and the Confederates prepared to leave the gap. They took most of the beef, but left the pork. "When word came that the Yankees were coming, the meat that couldn't be moved away was taken out and burned," wrote Mrs. Moffett. "It was said that grease ran down Broad Run like water. The inside of the mill was also destroyed, so that the Yankees couldn't use it."

After Gen. Johnston, other commanders led their troops through the strategic gap, either on foot and horseback or by rail. In June 1862, Union Gen. James Shields and his troops marched past the mill on their way to fight Gen. T. J. "Stonewall" Jackson at Port Republic. The following August, Gen. Jackson's army passed through the "gloomy cleft" on a forced march from Culpeper to Manassas.

On Aug. 28, 1862, Gen. John Pope ordered Gen. James B. Ricketts to occupy the Gap in an effort to keep the regiments under Gen. Robert E. Lee and Gen. James Longstreet from passing through on their way where the Second Manassas would soon take place.

Local citizens who knew the lay of the land, notably Robert Beverley and a "Mr. Hurst" helped guide the Confederate forces

over the Biscake and Mother Leathercoat mountains that formed the gap. As the two armies fought in the woods and rocks around of the mill and in the mill itself, the "Battle of Thoroughfare Gap" was on.

After a fierce fight Gen. Ricketts was forced to retire, but not before Chapman's Mill was raked by rifle fire and other damage. Generals Lee and Longstreet pushed through to Manassas to join the Confederate forces there. "Historians say that if Ricketts had prevailed at the Battle of Thoroughfare Gap, which took place around the mill, the Second Battle of Manassas would never have taken place, and the war would have ended in weeks," according to Chapman/Beverley Mill: 300 Years in American History. Instead, the Battle of Second Manassas ended as a Confederate victory on Sept. 1, 1862.

Distressed by the damage and devastation at his mill, John Chapman is said to have gone mad, and died in Staunton in 1866 – in many ways, another casualty of the war.

Recovery, Economic Problems

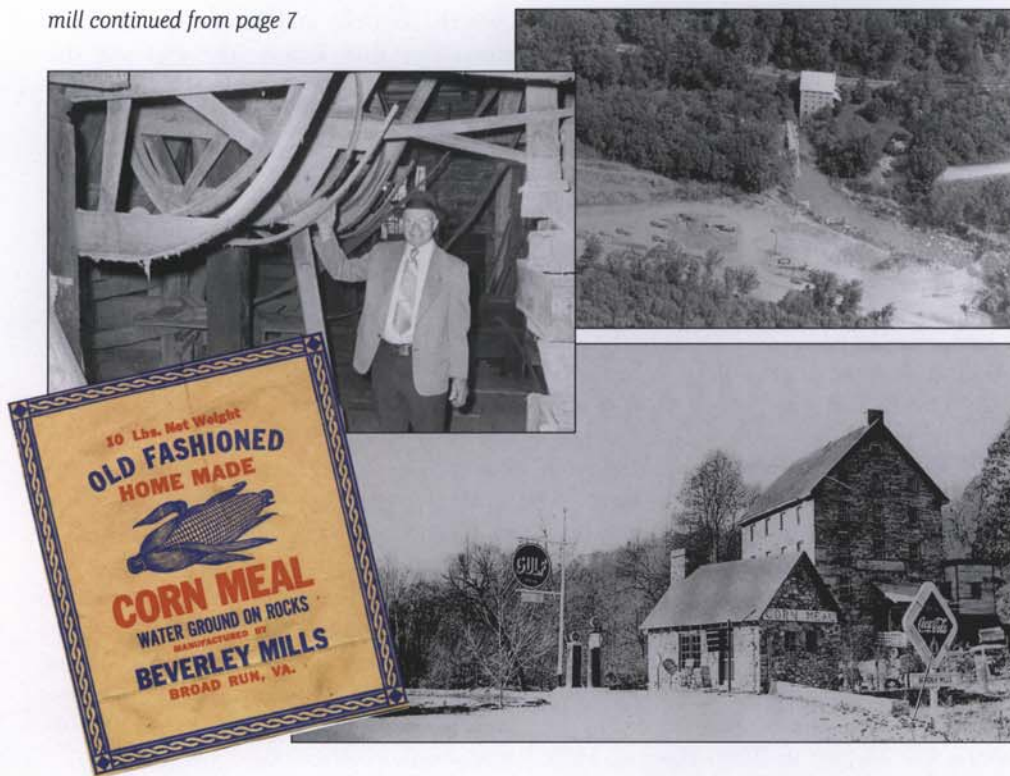
Like most of the surrounding countryside, the ruined mill stood empty until the end of the 1860s. With the railroad rebuilt and agriculture recovering, Col. Robert Beverley (1822-1901) of nearby Avenel saw an opportunity, and purchased the mill and 512 acres from the Chapman estate.

Col. Beverley turned the property over to his son William Beverley (1852-1937), who had the building repaired and resumed milling operations in the early 1870s. Again, both limestone and grain were ground at the mill, and by 1877, as many as seven boxcars were lined up on the siding to be filled with "plaster," which was delivered as far away as Baltimore and Georgia. At that, time the name "Beverley Mill" was adopted.

Business was good until the 1880s, when demand for lime dropped off, and by 1893, the mill was out-of-business, due to the economic crisis of 1892-93. William Beverley's widow sold the mill in 1896 to partners Hornbaker and Wolverton, who resumed grain milling.

The mill changed hands once more in 1901, when it was bought by William Jordan, and again in 1903, when it was acquired by Charles Craig Furr Jr. (1869-1962). Sadly, Meadowland, the former Chapman home above the mill, was destroyed by fire about this time.

mill continued on page 8



The Furr family lived in a frame house near the mill, and about 1920 Charles Furr's son-in-law, James Newton Kerr (d. 1939) became a partner in the business. In the 1920s, a Fairbanks-Morse diesel engine was installed to provide auxiliary power during dry spells on Broad Run, and the mill itself electrified for the first time.

Mr. Kerr's wife Audrey served as the mill's bookkeeper, and had many connections with the Haymarket community, including serving as a charter member and the first president of the Haymarket Woman's Club. Meetings were often held at her home.

About 1930, W.E. Herrill built the stone mill store – the brainchild of Mrs. Kerr – on the Gap Road (Rt. 55) in front of the mill. In addition to flour, cornmeal, and wheat germ, the Kerr's sold Gulf-brand gasoline and oil products. The quaint building was later used as the Broad Run Post Office.

Between the World Wars, demand for wheat increased, and Mr. Furr installed new milling equipment to increase production capacity. For brief period, Beverley Mill was in operation 24-hours a day. But the Great Depression took its toll. By 1937, Mr. Furr had fallen behind on his loan payments, and William Wilbur, of Warrenton, joined the business as a full partner and business agent.

Business improved during the 1940s, but

Far Left: During the U.S. Bicentennial in 1976, tours of the mill were offered by the Bull Run Preserve, Inc. R. J. Jacobs, of Rapidan, who worked in the mill in the 1940s, returned to explain the inner workings of the mill. Bottom Right: In the 1930s, flour and cornmeal were sold at the Beverley Mill store on the Gap Road, along with Gulf gasoline and oil. It was later used as the Broad Run Post Office. Upper Right: As work on I-66 continued in the late 1970s, adding a major highway through already crowded Thoroughfare Gap required the re-channeling of Broad Run, re-routing of Route 55, and building new bridges.



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with the war over, demand decreased and it became increasingly clear that the days of small mills grinding grain with obsolete equipment were over.

Final Days in Business

In 1944, Mr. Furr and Mr. Wilbur sold the mill to Walter P. Chrysler, a wealthy Warrenton landowner and scion of the Chrysler Corporation. Mrs. Kerr moved from the Furr house to a new stone house about a quarter-mile east of the mill, which today is used by the Bull Run Conservancy.

Chrysler removed the old diesel engine, replacing it with a large electric motor, and made other improvements to the mill. Bud Cornwell, who lived at North Wales, Chrysler's estate near Warrenton, operated the mill for his boss.

Mr. Cornwell and millwright James Wines kept the mill going, supplying stores with stone-ground flour, cornmeal and other special products. Among the regular customers were the Warrenton Safeway store, the Herbert Bryant Inc. feed store, and the Mid-County Feed Store. The mill also provided a large amount of chicken feed for Chrysler's large poultry operation at North Wales known locally as "Chicken City."

At some point, representatives of the Food and Drug Administration inspected the mill,

which was cited for unsanitary conditions, the most serious being an unacceptable amount of rodent hair in the flour meant for human consumption. Mr. Chrysler was unwilling to make the required changes, and after fighting with the agency for several months, he shut down the operation for good on Jan. 15, 1951.

Later that year, Chrysler sold the mill, Furr house, and some of the surrounding property to Cdr. and Mrs. Mack West, of McLean, who operated an antique store in the Furr House for many years. The Wests used the mill to store antiques, but correctly considered it an attractive nuisance. For many years, it was boarded-up and marked with "No Trespassing" signs to keep out the curious.

With the impending construction of Interstate 66 through the Gap - which would have taken much of the traffic off of Route 55 - the Wests decided to sell the property and move on. It was purchased in 1973 by Mrs. Morton Smith (nee' Joan Irvine) of Middleburg, who initially planned to restore the mill as an operating showpiece.

Chapman/Beverley Mill Burns

By 1981, Mrs. Smith had divorced and moved back to the Irvine Ranch in Irvine, California, which she had inherited from her

grandfather. A caretaker was left in charge of the property, but for all intents and purposes, it was left abandoned and unprotected.

For the next 17 years, various entrepreneurs tried to buy the mill, offering such options as a restaurant, bed and breakfast, or even converting it to what would have been a spectacular private home. Preservation groups also tried to acquire the mill because of its great historic value. But to no avail.

After two small fires were discovered and extinguished in the mill in late in 1998, a group of local preservationists concerned about the future of the mill managed to get Mrs. Smith's attention by pointing out her liability, should anyone be hurt on the property. This finally convinced her to sell the mill to the group.

"The transaction would have been soon completed and the building once again securely boarded up," wrote former Turn the Mill Around Campaign executive director Ellen Percy Miller, in an addendum to Beverley (Chapman) Mill, A History and Preservation Plan written by Frances Lillian Jones in 1981. "However, on the afternoon of Oct. 22, 1998, just a few days before the final sale papers were to be signed, arsonists

mill continued on page 10

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Left: Dr. Kay McCarron, of Warrenton, became the executive director of the Turn the Mill Around Campaign in 2011. Among her primary duties are outreach and raising funds for the completion of the interpretive park at the Chapman/Beverley Mill. Right: With the mill's walls stabilized, the Turn the Mill Around Campaign in the process of raising money and seeking grants to develop the property as a park.

entered a open window. The fire totally destroyed the interior of the mill."

The call came in at 4:02 p.m., and 35 fire and rescue units from three counties responded. Eventually over 100 firemen and 45 pieces of equipment were on the scene, fighting the fire for over nine hours. The wooden floors, beams, chutes and equipment fed the fire, which reached 1,200-1,500 degrees. Flames shot up over 75 feet as the roof caved in.

"For weeks afterward, the mill smoldered and people, numb with disbelief, came by to say goodbye, to cry, and share their anger that their building, the place that gave them a sense of time and place and beauty, had been so violated," wrote Ms. PercyMiller.

The Prince William County Department of Public Works inspected the ruins and condemned the site, declaring it dangerous and requiring the owner either repair or demolish it.

At this point, Mrs. Smith decided to donate the mill and surrounding property to the group that became the Turn the Mill Around Campaign. With the transfer of the property came the Bull Run Preserve, Inc., the 501-9 (C)(3) organization that Mrs. Smith had started.

'Turning the Mill Around'

The Turn the Mill Around Campaign had its work cut out for it. Charles H. Seilheimer, formerly of Warrenton and now living in Orange County, serves as chairman.

Initial funding consisted of a TEA-21 (Transportation Equity Act for the 21st Century) grant of \$500,000 to be used to

stabilize the walls. This difficult restoration work was done by Cintec America, Inc., a subsidiary of the Cintec Co. that restored the Queen's Wing of Windsor Castle after a fire in 1992.

The work cost double the original \$500,000 estimate. The additional \$500,000 grant to complete Phase II of the stabilization project came from a private foundation, according to Earl Douple, treasurer of the Turn the Mill Around Campaign.

"Our third grant is the current \$300,000 TEA21 grant, which is being used to make the site accessible to the public. This grant is devoted to the east side of the mill grounds," notes Mr. Douple. "Future plans include developing the headrace and the western side of the parcel, replacing the mill wheel so that it is functional, and rebuilding the gable ends to return the stone walls to the stature they once enjoyed."

The mill and surrounding sites are currently open to the public on weekends. Once the park development is completed, Chapman/Beverley Mill will offer an unmatched educational experience, as well as a tangible link to an exciting past.

Tax-deductible donations can be sent to Turn The Mill Around Campaign, PO Box 201, Broad Run, VA 20137, or online at their Web site, <http://chapmansmill.org>.

Author John Toler is a writer and historian and has served Fauquier County for over 50 years, including 4 decades with the Fauquier-Times Democrat. He has written and lectured about many legendary characters in Fauquier County's history. Toler is the co-author of *250 Years in Fauquier County: A Virginia Story*, and author of *Warrenton, Virginia: A History of 200 Years*.

