



**PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES**

*Note: PIFs are prepared by applicants and evaluated by DHR staff and the State Review Board based on information known at the time of preparation. Recommendations concerning PIFs are subject to change if new information becomes available.*

DHR No. (to be completed by DHR staff) 042-0091

**1. General Property Information**

Property name: Kings Pond / Cross Mill Gallery

Property address: 13405 Independence Rd, 13395 Independence Rel

City or Town: Ashland Va

Zip code: 23005

Name of the Independent City or County where the property is located: Hanover

Category of Property (choose only one of the following):

Building ☐

Site ☒

Structure ☐

Object ☐

**2. Physical Aspects**

Acreage: 24.3

Setting (choose only one of the following):

Urban ☐ Suburban ☐ Town ☐ Village ☐ Hamlet ☐ Rural ☒

Briefly describe the property's overall location and setting, including any notable landscape features:

Kings Pond Mill/Cross Mill is located west of the town of Ashland and sits on 24 plus Acres w/ a 4 acre mill pond. Turn of the Century Gress/Floor Mill converted to an Art Gallery in 1971 by Nancy & Jack Witt. [www.CrossmillGallery.com](http://www.CrossmillGallery.com). The mill is the main gallery with 2 dwellings called the Miller House on the south side of the property with a separate driveway entrance.

### 3. Architectural Description

Architectural Style(s):

Vernacular

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: Not Known

If the builder is known, please list here: \_\_\_\_\_

Date of construction (can be approximate): Turn of Century 1905 est.

#### Narrative Description (Please do not exceed one page in describing the property):

Briefly describe the property's general characteristics, such as its current use (and historic use if different), as well as the primary building or structure on the property (such as a house, store, mill, factory, depot, bridge, etc.). Include the materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions or other major alterations.

Cross Mill Gallery was established back in the mid 60's when artist Nancy Camden Witt and husband Jack Witt bought and renovated what was the decommissioned Kings Pond Mill into a working art studio and gallery space. It officially open in 1971 and has since been a working art gallery, teaching studio artist retreat and event center.

The mill history dates back to the early 1900's and possibly has history dating back to the mid 1700's. The Cross family built the original mill grinding wheat and corn for local farmers. Many of the original features from the old mill still remain in place, include grain shoots, paddle wheel, grinding stones, gearing and main structures from basement to 3rd floor studio.

- Miller Houses = Two woodframe 2 bdrm houses w/ breezeway separate entrance, wooden garage and foundation of the original smoke house.
- Both structures have standing seen mid & roofing.



In a bullet list, include any outbuildings or secondary resources or major landscape features (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

- Site - 24.3 Acres corner of Independence & Patriot Henry Hwy
  - 2 miles W- from Ashland Train station and the Township
  - - Mill w/ millpond
    - Ice Pit
    - Miller houses
    - Well groomed Gardens
    - Dam made out of Bedrock
    - Paddle Wheel
    - Garage
- All above dates back to 1905 and garden est. 1970's

#### 4. Property's History and Significance (Please do not exceed one page)

Briefly explain the property's historic importance, such as significant events, persons, and/or families associated with the property.

If the property is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

Artist

The mill was built by Cross Family <sup>1905?</sup> and remodeled in 1938. Some suggest the site dates back to activity in the mid 1700's. The mill operated until the late 1950's and the purchased by the Witt family in the mid 60's. Very well known in the art world Nancy Will is well documented and was Va Artist of the year in 1994.

Husband Jack Will also well known in the art world created multiple art sculptures including the "Bogangles" in Jackson Ward and other statues in front of Federal bldgs in DC and other areas around the country.

Jack Will resides in Va Beach and is in his later years of life.

Mill

Mill site and structure is well preserved in its bldgs and the grounds are/have been maintained. Dam is maintained to this date with Race to paddle wheel in place but needs repair.



Please list all sources of information used to research the history of the property, such as deeds, census and tax records, and/or published articles and books. (It is not necessary to attach lengthy articles or family genealogies to this form.)

- Deed Records and Sale title search
- Family and local accounts of property use
- DHR data logged on site attached
- Well documented artist history online and original artwork in the mill remains

**5. Property Ownership** (Check as many categories as apply):

Private: ☒ Public\Local ☐ Public\State ☐ Public\Federal ☐

**Current Legal Owner(s) of the Property** (If the property has more than one owner, please list each below or on an additional sheet.)

name/title: Kings Pond LLC, Jon Beckner  
organization: Grossmill Arts LLC  
street & number: 17242 Tulip Poplar Rd  
city or town: Beaverton state: Va zip code: 23065  
e-mail: Jon@HighgateRVA.com telephone: 252-202-4854

Legal Owner's Signature: \_\_\_\_\_

Date: 3/3/25

•• Signature required for processing all applications. ••

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: \_\_\_\_\_  
Daytime Telephone: \_\_\_\_\_

**Applicant Information** (Individual completing form if other than legal owner of property)

name/title: \_\_\_\_\_  
organization: \_\_\_\_\_  
street & number: \_\_\_\_\_  
city or town: \_\_\_\_\_ state: \_\_\_\_\_ zip code: \_\_\_\_\_  
e-mail: \_\_\_\_\_ telephone: \_\_\_\_\_  
Date: \_\_\_\_\_

PLEASE DO NOT ATTACH CONTINUATION SHEETS TO THIS FORM. THANK YOU!



map #45-69

**VIRGINIA**  
**DIVISION OF HISTORIC LANDMARKS**  
**HISTORIC DISTRICT/BRIEF**  
**SURVEY FORM**

File no. 42-91-1  
 Negative no(s) 10228, 10229

City/Town/Village/Hamlet _____ Street address or route number Rt. 669 Historic name <u>Kings Pond Mill</u>		County <u>Hanover</u> U.S.G.S. Quad <u>Hanover Academy</u> Common name <u>Cross's Mill</u>	
Present use <u>Dwelling/ Art Studio</u> Original use <u>Mill</u>		Building Style <u>Vernacular</u> Building Date(s) _____	

<b>1. Construction Materials</b>  <input checked="" type="checkbox"/> wood frame <input type="checkbox"/> brick bond: <input type="checkbox"/> English <input type="checkbox"/> Flemish <input type="checkbox"/> _____-course American <input type="checkbox"/> stretcher <input type="checkbox"/> other _____  <input type="checkbox"/> stone <input type="checkbox"/> random rubble <input type="checkbox"/> coursed rubble <input type="checkbox"/> ashlar <input type="checkbox"/> dressed <input type="checkbox"/> rock-faced  <input type="checkbox"/> log: <input type="checkbox"/> squared <input type="checkbox"/> unsquared notching: <input type="checkbox"/> V-notch <input type="checkbox"/> half dovetail <input type="checkbox"/> saddle <input type="checkbox"/> full dovetail <input type="checkbox"/> square <input type="checkbox"/> diamond  <input type="checkbox"/> concrete block <input type="checkbox"/> terra cotta <input type="checkbox"/> steel frame <input type="checkbox"/> other _____	<b>3. Stories (number)</b> <u>2 1/2</u> <input type="checkbox"/> low basement <input type="checkbox"/> raised basement  <b>4. Bays (number):</b> front <u>8</u> side (church) _____ <input type="checkbox"/> symmetrical <input checked="" type="checkbox"/> asymmetrical  <b>5. Roof Type</b> <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> parapet? <input type="checkbox"/> pyramidal? <input checked="" type="checkbox"/> gable <input type="checkbox"/> mansard <input type="checkbox"/> pediment? <input type="checkbox"/> false mansard <input type="checkbox"/> parapet? <input type="checkbox"/> gambrel <input type="checkbox"/> clipped end? <input type="checkbox"/> flat <input type="checkbox"/> cross gable? <input type="checkbox"/> parapet? <input type="checkbox"/> central front gable? <input type="checkbox"/> roof not visible <input type="checkbox"/> other _____
<b>2. Cladding Material</b>  <input checked="" type="checkbox"/> weatherboard <input type="checkbox"/> composition siding <input type="checkbox"/> vertical siding <input type="checkbox"/> stucco <input type="checkbox"/> board & batten <input type="checkbox"/> aluminum or vinyl siding <input type="checkbox"/> shingle: <input type="checkbox"/> wood <input type="checkbox"/> cast iron <input type="checkbox"/> asbestos <input type="checkbox"/> sheet metal <input type="checkbox"/> asphalt <input type="checkbox"/> enameled metal <input type="checkbox"/> bricktex <input type="checkbox"/> glass <input type="checkbox"/> other _____	<b>6. Roofing Material</b>  <input type="checkbox"/> shingle <input type="checkbox"/> composition (asphalt, asbestos, etc.) <input type="checkbox"/> wood <input checked="" type="checkbox"/> metal <input checked="" type="checkbox"/> standing seam <input type="checkbox"/> corrugated <input type="checkbox"/> pressed tin (simulated shingles) <input type="checkbox"/> tile <input type="checkbox"/> pantile <input type="checkbox"/> flat <input type="checkbox"/> glazed <input type="checkbox"/> slate <input type="checkbox"/> not visible
<b>7. Dormers (number):</b> front _____ side _____ <input type="checkbox"/> gable <input type="checkbox"/> pediment? <input type="checkbox"/> shed <input type="checkbox"/> hipped	
<b>8. Primary Porch</b> style _____ stories <u>1</u> levels <u>1</u> bays <u>1</u> materials <u>wood</u> description and decorative details <u>gable roof.</u>	
<b>9. General supplementary description and decoration:</b> Clerestory attic; poured concrete foundation and buttresses; waterwheel on one end.	
<b>10. Major additions and alterations:</b> New sash and skiplights; concrete block side addition; balconies.	
<b>11. Outbuildings:</b> Miller's Cottage (42-91-2); small frame buildings.	
<b>12. Landscape Features:</b> Kings Pond to the rear of house.	
<b>13. Significance:</b> Kings Pond Mill is one of few surviving mills in Hanover County; it is an example of a mill that has been converted to a dwelling.	
Surveyed by: <u>A. Neville/</u> Date: <u>1/1990</u> <u>Land and Community Associates</u>	

PHOTO



Primary Sources	Interviews Name Address  Phone Date
	Name Address  Phone Date
Published Sources	Name Address  Phone Date
	Name Address  Phone Date

Plan and Massing (Note original features, additions, and alterations)

Plan unknown.

Drawing of Plan

<p>Sketch of Site Plan</p>	<p>Historical Information</p> <p>This mill ground floor. It has been converted into a dwelling/art studio.</p>
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map #45-69

**VIRGINIA**  
**DIVISION OF HISTORIC LANDMARKS**  
**HISTORIC DISTRICT/BRIEF**  
**SURVEY FORM**

File no. 42-91-2  
 Negative no(s) 10228, 10229

City/Town/Village/Hamlet \_\_\_\_\_ County Hanover  
 Street address or route number Rt. 669 U.S.G.S. Quad Hanover Academy  
 Historic name Kings Pond Mill - Miller's House Common name Cross's Mill - Miller's House  
 Present use Dwelling Building Style Vernacular  
 Original use Dwelling Building Date(s) early-20th century

**1. Construction Materials**☒ wood frame☐ brick

bond: ☐ English  
☐ Flemish  
☐ \_\_\_\_\_course American  
☐ stretcher  
☐ other \_\_\_\_\_

☐ stone

☐ random rubble  
☐ coursed rubble  
☐ ashlar ☐ dressed  
☐ rock-faced

☐ log:

☐ squared ☐ unsquared  
 notching:  
☐ V-notch ☐ half dovetail  
☐ saddle ☐ full dovetail  
☐ square ☐ diamond

☐ concrete block☐ terra cotta☐ steel frame☐ other \_\_\_\_\_**2. Cladding Material**☐ weatherboard☐ vertical siding☐ board & batten☒ shingle:

☐ wood  
☒ asbestos  
☐ asphalt

☐ bricktex☐ other \_\_\_\_\_☐ composition siding☐ stucco☐ aluminum or vinyl siding☐ cast iron☐ sheet metal☐ enameled metal☐ glass**3. Stories (number)** 1☐ low basement☐ raised basement**4. Bays (number):** front 3

side (church) \_\_\_\_\_

☒ symmetrical☐ asymmetrical**5. Roof Type**☐ shed☒ hipped☐ parapet?☐ pyramidal?☒ gable☐ mansard☐ pediment?☐ false mansard☐ parapet?☐ gambrel☐ clipped end?☐ flat☐ cross gable?☐ parapet?☐ central front gable?☐ roof not visible☐ other \_\_\_\_\_**6. Roofing Material**☐ shingle☐ composition (asphalt, asbestos, etc.)☐ wood☒ metal☒ standing seam☐ corrugated☐ pressed tin (simulated shingles)☐ tile☐ pantile☐ flat☐ glazed☐ slate☐ not visible**7. Dormers (number):** front \_\_\_\_\_

side \_\_\_\_\_

☐ gable☐ pediment?☐ shed☐ hipped**8. Primary Porch**

style \_\_\_\_\_

stories 1levels 1bays 3materials wood, concrete

description and decorative details

turned posts; transom.**9. General supplementary description and decoration:**

1/1 sash windows; interior flues; semi-detached  
 rear section.

**10. Major additions and alterations:****11. Outbuildings:**

Frame garage; second frame building.

**12. Landscape Features:**

Sited on hill above mill.

**13. Significance:**

PHOTO

Surveyed by: A. Neville/ Date: 1/1990  
Land and Community Associates



<b>Primary Sources</b>	<b>Interviews</b> Name Address  Phone Date
	Name Address  Phone Date
<b>Published Sources</b>	Name Address  Phone Date
<b>Plan and Massing (Note original features, additions, and alterations)</b>  Plan unknown.	
<b>Drawing of Plan</b>	
<b>Sketch of Site Plan</b>	<b>Historical Information</b>



**DRAFT SITE INVENTORY FOR HANOVER COUNTY**

Review property surveyed in terms of the following site characteristics and components. Please note if any of the following site characteristics or components are exceptional, unusual, or exemplary examples of their type.

**Land Use**

agricultural, industrial  
commercial, residential —  
other

*Residential / some agriculture*

**Siting/Organization**

In response to nature  
(i.e. on a hill; next to stream)  
In response to other buildings  
(i.e. quadrangle, crossroads arrangement)

*- sited beside pond & creek*

**Circulation Networks**

trails, paths  
roads, highways,  
waterways, other

*roads, paths*

**Boundary Demarcations**

fences, walls  
tree lines, hedge rows  
drainage or irrigation ditches  
roadways, creeks  
rivers, other

*creek, pond, road*

**Vegetation**

ornamental (i.e. flower garden) —  
agricultural (i.e. wheatfield)  
functional (i.e. windblock)

**Structures**

dams, canals  
fencing, irrigation systems  
tunnels, grain elevators  
silos, bridges  
steps, earthworks  
highways, graveyards, other

**Elements and Objects**

monuments, sculpture —  
foot bridge, road sign  
mill stones, road traces  
individual specimen trees  
abandoned machinery, other

*mill race*

**Archaeological Remnants**

foundations, mills  
kilns, canals  
outbuildings, quarries  
roadways,



**BRIEF INVENTORY ENTRY**

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**Architectural Description**

location Rt. 669, near Rt. 54, Hanover Academy Quad  
 style Vernacular  
 construction and cladding material Frame, weatherboard  
 number of stories 2½  
 number of bays 8  
 type and material of roof Gable, standing seam metal  
 dormers Clerestory attic  
 porch Hood over entrance  
 additions New window sash & doors, balconies, concrete block addition  
 landscape features Sited at Kings pond dam  
 outbuildings Miller's Cottage, small frame bldgs.

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**Historical Information**

date of construction Late 19th century  
 who built it  
 who lived in it Cross  
 date of alterations Modern  
 other significant features

**Source:**

oral interview  
 plaque  
 article  
 hearsay  
 book

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**Pertinent Themes**

Industry Flour & grain mill  
 Agriculture  
 Domestic Architecture  
 Military  
 Education  
 Religion

**BRIEF INVENTORY ENTRY****Architectural Description**

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location Rt. 669 near Rt. 54, Hanover Academy Quad  
 style Vernacular  
 construction and cladding material Frame, single  
 number of stories 1  
 number of bays 3  
 type and material of roof Hip, gable, standing seam metal  
 dormers 0  
 porch 1 story, 3 bay  
 additions  
 landscape features Sited on hill above mill  
 outbuildings Garage, second frame building

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**Historical Information**

date of construction Early 20th century  
 who built it  
 who lived in it Probably built for miller  
 date of alterations  
 other significant features

**Source:**

oral interview  
 plaque  
 article  
 hearsay  
 book

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**Pertinent Themes**

Industry  
 Agriculture  
 Domestic Architecture ✓  
 Military  
 Education  
 Religion

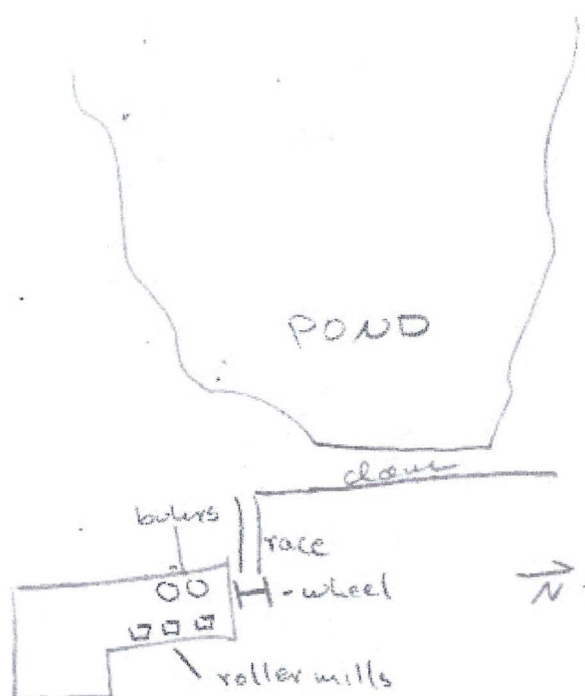


Hanover Co.  
(Hanover Academy 7.5-rt. 669)

King's Pond Mill

Frame with circular sawn weatherboard.  
2 1/2 stories.  
Gable roof with clerestory attic.  
Built ca. 1930.

Overshot metal waterwheel; metal conduit race and  
concrete dam intact; 2 runs buhrs; roller mills,  
bearing, sifting and bolting machinery removed.



**Department of Historic Resources  
Reconnaissance Level Survey**

**Hanover**

**DHR Id#: 042-0091**

**Resource Identification**

Property Name(s): ..... King's Pond Mill {Historic}  
 ..... Cross's Mill {Current}  
 ..... Mill, Route 669 {Function/Location}  
 Property Date: ..... ca 1900  
 Address(s): ..... Route 669 {Current}  
 County/Independent City: Hanover  
 City: .....  
 State, Zip: ..... Virginia  
 USGS Quad Name: ..... HANOVER ACADEMY  
 Surrounding area: ..... Rural  
 Restricted location data?: No

**National Register Eligibility Status**

Property is Historic (50 years or older)

Property has not been evaluated

**Resource Description**

Ownership Status: ..... Private

**Primary Resource Exterior Component Description:**

Component	Comp Type/Form	Material	Material Treatment
Foundation	Foundation - Solid	Concrete	Foundation - Poured
Porch	Porch - 1-story, 1-bay	Wood	other
Roof	Roof - Gable	Metal	Roof - Standing Seam
Structural System	Structural System - Frame	Wood	Structural System - Weatherboard

Site Description: ..... The mill is situated in a forested area beside Kings Pond.

Secondary Resource Desc: There is a small frame outbuilding located near the mill. The Miller's House [#042-0091-0002] is sited on a hill above the mill. There is a garage and a frame storage shed associated with the Miller's House.

**WUZIT Count:**

No.	Wuzit Types	Historic?
1	Single Dwelling	Contributing
3	Service Building	Undetermined
1	Mill	Contributing

**NR Resource Count:**

#	NR Resource Type	Contributing Status
3	Building	Undetermined
2	Building	Contributing

Contributing: 2.00 Undetermined: 3.00 Total: 5.00

**Department of Historic Resources  
Reconnaissance Level Survey**

**Hanover**

**DHR Id#: 042-0091**

**Individual Resource Information**

<u>WUZIT:</u> ..... Mill	
<u>Est. Date of Construction:</u> .... 1900 ca (VDHR Survey File)	<u>Accessed?</u> ..... No
<u>Primary Resource?</u> ..... Yes	<u>Number of Stories:</u> ..... 2.5
<u>Architectural Style:</u> ..... Other	<u>Condition:</u> ..... Good
<u>Interior Plan Type:</u> .....	<u>Threats to Resource:</u> ..... None Known
<u>Description:</u> This is a wood frame structure with weatherboard siding covered by a standing seam metal gable roof. The asymmetrical building has an eight-bay front elevation. There is a single-bay, single-story porch with a gable roof. There is also a clerestory attic, the foundation has concrete buttresses, waterwheel is on one end, and there is a concrete block side addition.	
<u>WUZIT:</u> ..... Single Dwelling	
<u>Est. Date of Construction:</u> .... 1900 post (VDHR Survey File)	<u>Accessed?</u> .....
<u>Primary Resource?</u> ..... No	<u>Number of Stories:</u> ..... 1.0
<u>Architectural Style:</u> ..... Other	<u>Condition:</u> ..... Good
<u>Interior Plan Type:</u> .....	<u>Threats to Resource:</u> ..... None Known
<u>Description:</u> Miller's Cottage [#042-0091-0002]: This vernacular wood frame dwelling is covered in asbestos shingle siding and has a standing seam metal gable roof. The symmetrical building is three bays wide and has a semi-detached rear section. The main entrance is covered by a three-bay, one-story porch with turned posts and a transom over the door. There are interior flues and 1/1 sash windows.	

**Cemetery Information**

**Bridge Information**

**National Register Eligibility Information**

Historic Context(s): ..... Architecture/Landscape  
Domestic  
Industry/Processing/Extraction

Historic Time Period(s): ..... P- Reconstruction and Growth (1865 to 1914)

Significance Statement: Kings Pond Mill is one of the few surviving flour mills in Hanover county; it is an example of a mill that has been converted into a dwelling and art studio.

**Bibliographic Documentation**

**Ownership Information**

**Graphic Media Documentation**

<u>Medium</u>	<u>Depository ID #</u>	<u>Photo Depository</u>	<u>Date</u>	<u>File Name</u>
B&W 35mm Photos	2852	DHR	1974/04/99	Bernard L. Herman
B&W 35mm Photos	10228	DHR	1990/01/99	A. Neville
B&W 35mm Photos	10229	DHR	1990/01/99	A. Neville
B&W 35mm Photos	11007	DHR	1991/03/99	David B. Moncure

**Cultural Resource Management (CRM) Events**



Department of Historic Resources  
Reconnaissance Level Survey


Hanover


DHR Id#: 042-0091

CRM Event # 1,  
Cultural Resource Management Event: ..... Reconnaissance Survey  
Date: ..... 1990/01/99  
Organization or Person: ..... Ashley Neville  
CRM Event Notes or Comments: ..... Land and Community Associates, Inc.

# PIF BOUNDARY MAP

King's Pond Mill  
Hanover County, VA  
DHR ID# 042-0091

 Proposed Boundary

0 200 400 600  
 Feet













































































































































































































































