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United States Department of the Interior National Park Service  
NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

FEB 12 2007  
NAT. REGISTER OF HIST.  
NATIONAL PARK S

1. Name of Property

historic name: Chrystal Water and Power Company/Spencer Water and Ice Company  
other name/site number: Spencer Ice Plant

2. Location

street & number: Church Street not for publication: N/A  
city/town: Spencer vicinity: N/A  
state: West Virginia code: WV county: Roane code: 087 zip code: 25276

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_ nationally \_\_\_ statewide X locally. (\_\_\_ See continuation sheets.)

*Susan M. Pierce*

*2/5/07*

Susan M. Pierce, Deputy State Historic Preservation Officer

Date

West Virginia Division of Culture and History

State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.  
(\_\_\_ See continuation sheet for additional comments.)

Signature of Certifying Official/Title

Date

State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:          Signature of Keeper          Date of Action

entered in the National Register                             
         See continuation sheet.                             
         determined eligible for the                             
         National Register                             
         See continuation sheet.                             
         determined not eligible for the                             
         National Register                             
         removed from the National Register                           

         other (explain):         

**5. Classification**

**Ownership of Property:**

private  
         public-local  
         public-State  
         public-Federal

**Category of Property:**

building(s)  
         district  
         site  
         structure  
         object

**Number of Resources within Property**

Contributing	Noncontributing	
<u>        </u>	<u>        </u>	buildings
<u>        </u>	<u>        </u>	sites
<u>        </u>	<u>        </u>	structures
<u>        </u>	<u>        </u>	objects
<u>        </u>	<u>        </u>	TOTAL

Name of related multiple property listing N/A

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

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**Historic Functions**

**Current Functions**

INDUSTRY/Utility

VACANT

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**7. Description**

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**Architectural Classification**

**Materials**

Romanesque Revival

Foundation: sandstone  
Walls: brick  
Roof: asphalt shingled  
Other: wood

**Narrative Description**  
(See continuation sheets)

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**8. Statement of Significance**

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**Applicable National Register Criteria**

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

Industry

Architecture/Engineering

**Period of Significance**

1903-1935

**Significant Dates**

1903, 1911, 1935

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance**  
(See continuation sheets)

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**9. Major Bibliographical References**

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**Bibliography**

See continuation sheets

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of Repository: \_\_\_\_\_

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**10. Geographical Data**

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Acreage of Property: less than one acre

**UTM References**

Quad Map Name: Spencer, WV (USGS)

<u>17</u>	<u>469430</u>	<u>4294490</u>
Zone	Easting	Northing

**Verbal Boundary Description**  
(See continuation sheet.)

**Boundary Justification**  
(See continuation sheet.)

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**11. Form Prepared By**

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Name/Title: Frank Unger, Historic Preservation Consultant

Organization: Past Respects, LLC

Date: January 2007

Street & Number: 821 Johnson Creek Road

Telephone: (304) 577-6217

City or Town: Walton

State: WV

ZIP: 25286

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**Property Owner**

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Name: Roane Arts & Humanities Council

Street & Number: PO Box 202

Telephone: n/a

City or Town: Spencer

State: WV

Zip: 25276

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CONTINUATION SHEET

Chrystal Water & Power Co.  
Name of Property

Roane WV  
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**Location and Setting**

The Chrystal Water and Power Company, locally known as the Ice plant, is a one-story brick industrial building located adjacent to U.S. Route 119, midway between the intersections of U.S. Route 119/Market Street and U.S. Route 119/33. It was constructed in 1903 as the first public utility in Spencer. In 1911 the company was reorganized as the Spencer Water and Ice Company and an annex was constructed. Several outbuildings were built on original site that ran along two lots of the Woodyard Addition, extending down to Spring Creek from Church Street. All but one of these outbuildings, a maintenance shed of metal panels, was demolished in 1956 to make way for a U.S. Route 119 bypass. In 1970 a lean-to wood frame apartment was constructed along the northern wall of the 1903 building. Although the complex ceased the manufacture of utilities (water, power, and ice) in the 1930s, it continued as a maintenance building for a utility company into the 1960s.

Site

The plant was placed on two lots, lots 15 and 16, of the Woodyard Addition, laid out for residential development in 1903. The lot frontage is along Church Street; with the lots extending to Spring Creek before the 1956 US119 bypass was constructed. Less than half of the lots' original depth remains. These relatively level lots are currently "bound" by restricted access to US Route 119.

**Description**

**Chrystal Water & Power Company Building  
(1903/1911/1970)**

The Chrystal Water and Power Company's original 1903 construction is an 82' deep x 42' wide single-story building. The roof is asbestos fiber shingles overlain on asphalt composition shingles. The 8 in 12 pitch roof is hipped at the end elevations and a simple gable lighting/ventilation clerestory, composed of seven operable casement windows along each side, graced by a matching pair of galvanized metal vents on each end (Photo 10), truncates the roof peak at mid-span (Photo 7). While exhibiting a high degree of integrity, this wing is experiencing impending structural failure at mid-span due to the overburden placed on the trusses by a storage loft added at a later date. Three of the trusses at two bays mid-span have failed (Photo 7). The roof structure, bearing upon the south and north masonry walls, is built-up Flat Fink trusses at 12' to 16' o/c, with steel rod tension members (Photo 13). The walls are of three-wythe

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jumbo row-locked non-modular brick with lime mortar on a brick stretcher course water table over a below grade sandstone foundation.

The primary facade, the west elevation, is adjacent to Church Street, occupying Lot 16 of the 1903 Woodyard Addition (Photo 4, Plan "PL"). The west elevation fenestration is symmetrical about a set of wooden double carriage doors at the centerline (Photo 21). These 2-panel doors sport half glass with 25 lattice-muntin lites, and a 7-lite divided arch transom over both doors. About each side of the carriage doors is a double-hung 6 over 6 wood window with sandstone sill. Rounding out the original building's west facade openings is a 4-panel wood door with a divided transom (Photo 20) and the public utility office entrance. Brick segmental arches support all openings.

The south elevation is abutted along its western end by the 1911 addition. An existing window was partially removed and a doorway between the two adjoining structures was established. The exposed eastern end of the south elevation has two wooden 10-lite French casement windows (1extant), with supporting brick segmental arches and sandstone sills (Photo 7). The door opening on the south elevation is post-1904, with a modern door set within the opening.

The east elevation of the original building served as the "back entrance" to the utility structures once located on the property between the plant and Spring Creek until the U.S. Route 119 bypass was constructed in 1956. The 2-lite wood casement windows with sandstone sills are symmetrical about the center of the facade where a 2-panel half glass (missing) wooden door with divided 3-lite transom is placed.

The north wall is covered by a c1970 shed roof addition, the walls (wood stud framing and masonite lap siding) of which were set upon brick knee walls, enclosing an area once used for materials handling (Photo 3). The finest surviving 10-lite French casement windows are along this wall, afforded protection from the elements within the enclosed space for 35 years (Photo 11). An addition was placed to the northwest corner of the original building in 1911 (Photo 3, Plan PL). The walls are modular brick; the roof is of the same slope and composition as that of the original building.

The interior of the entire structure, with exception of the office, is utilitarian with exposed brick walls, no finish trim and the ceiling is open to the roof deck, which is composed of sheathing boards. The interior of the public utility office is finished with plaster, hardwood window facings and trim, and a pressed tin ceiling, cornice molding, and chandelier rosettes, all exhibiting good condition and integrity (Photo 14). The toilet room has an original cast iron corner sink and a modern replacement water closet (Photo 15). The door is an original 4-panel wood door with white porcelain passage set. Very little of the original mechanical and electrical systems are left, though the building at some later date was equipped with a modern electrical panel and distribution system.

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The 1911 addition, built by the Spencer Water and Power Company, is in two parts. The largest part of the addition is 48' wide x 42' deep on the western end of the building, farthest from US Route 119. It shares a common wall with the 1903 wing. The roof's supporting structure is riveted steel angle scissors trusses. It, too, like the 1903 building, is a one-story utilitarian with 13' high three-wythe brick walls with segmental arches at all openings except the large overhead door opening on the rear at Church Street. The 1911 addition is constructed of module brick with portland mortar. It has an 8 in 12 pitch gable/hipped roof opposed to the roof of the 1903 wing and at the same elevation. It, too, has a lighting/ventilation clerestory on the roof peak at mid span, with five wooden casement windows along each side, from hip to hip, extending the entire ridgeline.

The fenestrations along the west wall of the annex are as follows: a modern overhead aluminum utility door within an existing full wall height opening, double 15-lite wooden French casement windows with poured concrete sills and segmental arches (Photo 5), single 15-lite wooden French casement window with poured concrete sill and segmental arch (Photo 5). The final opening on this elevation is a window opening reworked for the installation of a door. The south elevation of the 1911 addition features two abbreviated 2 over 2 double wooden French casement windows with brick sills (Photo 6), flanked equidistant on each side of a door centered on the facade, which was added later beneath a 2 over 2 double French casement window. The southeast corner of the annex has a brick infill where a previous built-in brick tower was demolished.<sup>1</sup>

The openings in the east elevation wall are: three windows (boarded), with segmental arches and poured concrete sills (Photo 9) and a modern door installed in a post 1911 constructed opening.

The north wall is common with and part of the original 1903 construction.

The minor addition of the 1911 addition is 9' x 22', on the rear northern corner of the 1903 wing. It is utilitarian with segmental arch openings, constructed of three-wythe modular brick. It is one story with a 8 in 12 gable/hipped asbestos shingle roof over asphalt composition shingles roof opposed to the roof of the 1903 wing, except at half the roof height of the 1903 wing. Not built with a clerestory, it has a simple shingle ridge cap along the peak, a hipped roof of the same slope and composition as that of the original building, built on Lot 17 of the Woodyard Addition.

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<sup>1</sup> Interview with former Ice Plant employee John J. Kemmner, November, 2005.

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The 1970 lean-to addition adjacent to the northeastern wall of the 1903 building is constructed of light wood framing, clad in primed fiberboard lap siding and asphalt shingle roof. It was used as domestic space during the 1970s.

**Maintenance Shed  
(c1930)**

The metal maintenance shed (Photo 8), c1930s, is single story; 20' wide x 24' deep corrugated metal clad, angle frame structure with two hinged doors on the front (facing Church Street). Attached to the northeast of the shed is a metal clad 10'x10' lower level lean-to shed enclosing a wellhead.

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**Statement of Significance**

The Chrystal Water and Power Company is locally significant under Criterion A: Industry for its significance to the Spencer area in producing ice and power to the region in the early 20<sup>th</sup> century. The formation of the Chrystal Water and Power Company and development of the utility plant represented the first public attempt to bring water and power to the city of Spencer. Utility development was continued in 1911 when newly formed Spencer Water and Ice Company continued and expanded utility manufacturing at this facility. Both the Chrystal Water and Power Company and the Spencer Water and Ice Company are historically significant for their association with the development of utilities in the town of Spencer. The advent of these utilities led to a jump in real estate values and several new neighborhoods were developed in Spencer as a result. From its construction in 1903 through its last use as a public utility in 1935, when Spencer Water and Ice Company was merged with Monongahela West Penn Public Service Company, it was recognized as the public utility building in Spencer. The building is also significant under Criterion C: Architecture/Engineering as an outstanding example of the Romanesque Revival style in early 20<sup>th</sup> century utility construction and displaying various and transitional engineering elements.

**Criterion A**

The property has significance under Criterion A of the National Register. This joint public/private venture is associated with events that have made a significant contribution to the broad patterns of our local history.

In 1903 William (State Senator) and Isabel Woodyard subdivided some property and named it Woodyard Addition. The Woodyards, along with six others, were stockholders of the newly formed Chrystal Water and Power Company, a partnership using private and public funds. The city council voted to invest \$4,000 in the project and became the largest stockholder. On September 25, 1903 lots 16 & 17 were deeded to this utility<sup>2</sup>; these lots extended from Church Street to Spring Creek. According to the Weekly Bulletin, the predecessor to the Roane County Reporter, 100 men were hired to dig ditches for water and sewer lines. Chrystal Water and Power Company built a powerhouse and ice plant featuring an 80 horsepower gasoline engine to run the turbine for the ice machine. The machine was able to produce two and a half tons of ice a day. Water wells were dug and a reservoir constructed on upper Spring Creek. The town council stipulated that the company could charge no more than eight cents per one hundred gallons of water. The advent of a water and sewer system led to a jump in real estate prices and several new neighborhoods were developed in Spencer as a result. The new building quickly

<sup>2</sup> Deed Book 38/p.409, Roane County Clerk's Office

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became a fixture in the town, as did one of its unique features – a steam whistle. A report in the May 19, 1905 Weekly Bulletin noted “The whistle at the Chrystal Water and Power Company’s powerhouse sounds like a steamboat coming down Spring Creek.”

In April 1911, the Chrystal Water and Power Company became the Spencer Water and Ice Company.<sup>3</sup> Several changes and innovations were adopted. An addition was added to the original construction (See plan-appendix). The developed improvements were as follows: power plant, ice plant, cold-storage plant, stables and workshops. This was the period in which ice was produced and the name “Ice Plant” came into local use for the structure. Also included were lease agreements for well locations on adjacent properties and various easements for utility structures to engage in the water and power business.

Following a national trend, by 1940 the area was connected to a centralized power distribution system. Additionally, the advent of the home-style electric freezer caused the demand for manufactured ice to dwindle. Thus, the building was conveyed to the newly organized Monongahela Power Company, which used the structure as a maintenance shop. In the 1950s, the West Virginia Department of Highways acquired the eastern “half” of the property adjacent to Spring Creek to construct a US Route 119 bypass. The cold storage plant, stables, and workshops were demolished, as was the power plant stack. The powerhouse and ice plant (1903 ,1911), and a metal storage building (1940) remain as contributing resources. Although both the function and setting for this utility structure have changed, strong associative memories to the era of utility development are still evoked in local citizens when they refer to this facility as the “Ice Plant.”

**Criterion C**

This property is also significant when evaluated under Criterion C: architecture/engineering, of the National Register. It embodies a distinctive type of Romanesque Revival construction, making the building a distinguishable entity within its setting. The method of construction between the 1903 building and its 1911 addition represents a transitional period of roof framing systems, masonry construction, and lighting and ventilation systems.

The original powerhouse, c1903, and the 1911 addition, both mark transitional eras of wall masonry construction and roof framing types. The powerhouse walls are 12’ high from floor to truss-bearing elevation and consist of 3-wythe bonded brick, of non-module dimension. All masonry openings are topped with full width brick load bearing segmental arches. Segmental Belgian built-up timber trusses support a light frame wood purlin roof system and a lighting and

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<sup>3</sup> *History of Roane County, West Virginia 1774-1927*, William Bishop, 1927, p. 396.

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ventilation clerestory spans two truss bays. The 1911 addition is constructed of 7-5/8" x 3-5/8" x 2-1/4" module brick, marking a change in building unit standardization. Riveted, light-angle steel scissors trusses were introduced for the main roof structural support of the addition. The roof pitch and clerestory configuration was maintained to match the original powerhouse construction. The built-up timber frame truss construction, riveted light steel trusses, and solid load-bearing brick walls with full segmental arch openings, as well as natural lighting and ventilating clerestory construction, mark building engineering elements now delegated to the past. The light steel, riveted steel truss has ceded to welded steel bar joists and girders. Load-bearing three-wythe brick construction is no longer a wall type in use, having given way to single course non-load bearing brick veneer construction.

**Summary**

Representing the first public attempt to bring centralized water, power, and ice manufacturing to the city, the original structure from 1903, the 1911 addition, and the 1930s storage building remain intact and relatively unaltered to this date, although the two lots upon which the buildings set and the function of the buildings has changed. The engineering systems, from the load bearing brick construction, both non-module and module units, the built up timber frame truss and light riveted steel roof support systems, as well as the lighting and ventilation clerestories, mark both unique and transitional engineering elements and as a whole the 1903 building and the 1911 addition represent fine surviving examples of early 20<sup>th</sup> century Romanesque Revival construction.

The Roane Arts and Humanities Council and Past Respects, LLC are feverishly attempting to rescue this building from demolition by neglect. The Council garnered enough local financial support to purchase the building in December 2005 from an owner intent on demolishing the structurally unstable 1903 building. Although the Council has been discouraged by lack of support in its efforts to locate a performing and visual arts center within the structure and lacks the financial means to rehabilitate the building, Past Respects, LLC plans to assist in Phase I rehabilitation, which will effectively secure/restore the building structurally to its 1970 condition, before failure started. Past Respects, LLC will use the building as a much needed work shop and The Roane Arts and Humanities Council will have much needed storage space.

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**Bibliography**

Roane County Clerk's Office. Deed Book 38. Roane County Courthouse, Spencer, West Virginia.

Bishop, William. History of Roane County, West Virginia 1774-1927. 1927.

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**Verbal Boundary Description**

Lots 16 and 17 of the 1903 Woodyard Addition.

**Boundary Justification**

The nominated property includes the entire remaining parcels of lots 16 and 17 of the Woodyard Addition associated with the Chrystal Water and Power Company/Spencer Water and Ice Company.



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- Photo 8 of 21      WV RoaneCounty ChrystalWater8.tiff  
View from northwest corner  
Metal Shed, 1940 Construction
  
- Photo 9 of 21      WV RoaneCounty ChrystalWater9.tiff  
East Elevation, 1911 Construction
  
- Photo 10 of 21     WV RoaneCounty ChrystalWater10.tiff  
View from south yard  
ventilation/lighting dormer, 1903 Construction
  
- Photo 11 of 21     WV RoaneCounty ChrystalWater11.tiff  
Interior view north wall window  
North Elevation, 1903 Construction
  
- Photo 12 of 21     WV RoaneCounty ChrystalWater12.tiff  
Interior view  
ventilation/lighting dormer, 1903 Construction
  
- Photo 13 of 21     WV RoaneCounty ChrystalWater13.tiff  
Interior view  
built up truss, 1903 Construction
  
- Photo 14 of 21     WV RoaneCounty ChrystalWater14.tiff  
Interior view  
West Elevation/ceiling Office, 1903 Construction
  
- Photo 15 of 21     WV RoaneCounty ChrystalWater15.tiff  
Interior View  
Toilet, 1903 Construction
  
- Photo 16 of 21     WV RoaneCounty ChrystalWater16.tiff  
Interior View south wall  
South Elevation, 1911 Construction
  
- Photo 17 of 21     WV RoaneCounty ChrystalWater17.tiff  
Interior View West Elevation  
Carriage door, 1903 Construction

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Photo 18 of 21      WV RoaneCounty ChrystalWater18.tiff  
South Elevation door, 1911 Construction

Photo 19 of 21      WV RoaneCounty ChrystalWater19.tiff  
View from Church Street  
West Elevation window, 1911 Construction

Photo 20 of 21      WV RoaneCounty ChrystalWater20.tiff  
View from Church Street  
West Elevation window, door, 1903 Construction

Photo 21 of 21      WV RoaneCounty ChrystalWater21.tiff  
Exterior View West Elevation  
Carriage door, 1903 Construction

Church Street

5 of 21

4 of 21

3 of 21

19 of 21

PROPERTY LINE= NATIONAL REGISTER NOMINATION BOUNDARY

20 of 21

21 of 21

1911

PUBLIC  
UTILITY  
OFFICE

1911 ADDITION  
2050 GROSS SQ. FT.

16 of 21

17 of 21

14 of 2

6 of 21

18 of 21

15 of 21

PROPERTY LINE= NATIONAL REGISTER NOMINATION BOUNDARY

13 of 21

1903 ORIGINAL  
3500 GROSS SQ. FT.

11 of 21

7 of 21

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10 of 21

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PROPERTY LINE= NATIONAL REGISTER NOMINATION BOUNDARY

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1930s  
METAL SHED  
600 GROSS SQ. FT.

1970

GUARDRAIL

PROPERTY LINE= NATIONAL REGISTER NOMINATION BOUNDARY

U.S. Route 119

2 of 21

1 of 21

**Fast Prospects, LLC**  
*Merely Prospecting, Not Selling*  
 821 Johnson Cir Rd  
 Follon, W.V. 25225  
 (304)577-0217

LOCATION:  
**Scancer, West Virginia**  
 PROJECT:  
**Ice Plant/Chrystal Water and Power**  
 DRAWING:  
**NATIONAL REGISTER NOMINATION**

DATE OF THIS  
**FLOOR/SITE PLAN**  
 DRAWN BY: **FDU**  
 SCALE: **1/16"=1'-0"**  
 DATE: **12/05**  
 DRAWN BY: **PL**