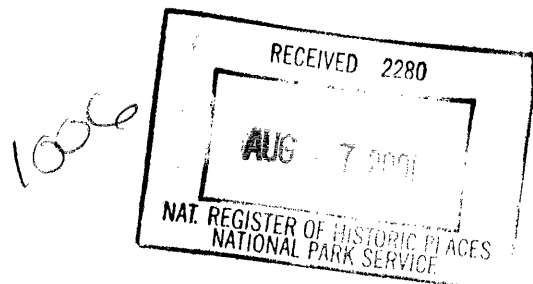


United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

=====

1. Name of Property

=====

historic name Grose, Robert, House

other names/site number N-13383

=====

2. Location

=====

street & number 1000 Port Penn Road not for publication N/A
city or town Port Penn vicinity X
state Delaware code DE county New Castle code 003
zip code 19709

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments.)

David M. Gifford
Signature of certifying official

July 26, 2001
Date

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 commenting or other official

Date

State or Federal agency and bureau

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 3 Page 1

Robert Grose House
name of property
New Castle County, Delaware
county and State

=====

Agency Certification

In my opinion, the Robert Grose House meets/ does not meet the
National Register Criteria.



7.06.01

Thomas P. Gordon
County Executive
New Castle County, Delaware

Date

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single dwelling/house and garden

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single dwelling/vacant

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Mid-19th century/no style

Materials (Enter categories from instructions)

foundation brick

roof asphalt

walls asphalt

other _____

Narrative Description

See continuation sheets.

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- 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 (Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a 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 (Enter categories from instructions)

Architecture
Agriculture

Period of Significance 1860-1900+/-

Significant Dates N/A

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder unknown

Narrative Statement of Significance
See continuation sheets.

=====

9. Major Bibliographical References

=====

(Cite the books, articles, and other sources used in preparing this form on one or more 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: Center for Historic Architecture and Design, University of Delaware

=====

10. Geographical Data

=====

Acreage of Property 1 acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	18	448950	4374600	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet.

Verbal Boundary Description

See continuation sheet.

Boundary Justification

See continuation sheet.

=====
11. Form Prepared By
=====

name/title Rebecca Sheppard, Associate Director; Anna Andrzejewski and Deidre McCarthy, Graduate Research Assistants

organization Center for Historic Architecture and Design

date May, 2001

street & number University of Delaware telephone (302) 831-8097

city or town Newark state DE zip code 19716

=====
Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

USGS map

Historic maps

Tax parcel map

Site plan

black and white photographs

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name Margaret West

street & number 411 East 10th Street telephone (302)652-4018

city or town Wilmington state DE zip code 19801

=====
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Grose, Robert, House

Name of property

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House and Garden in Central Delaware

Name of multiple property listing

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Situated in St. Georges Hundred, New Castle County, one mile west of Port Penn, the Robert Grose House exhibits two periods of construction. Oriented toward the north, the two-story, two-bay, side-gable, one-room plan frame building and one-and-one-half-story, shed-roofed frame wing measures 26'6" x 16'4" and dates to the third quarter of the nineteenth century. An additional one-story, shed-roofed frame addition on the south elevation and a one-story, shed-roofed porch on the front of the building date to the first quarter of the twentieth century. Currently unoccupied but maintained by the owner, the main block of the building remains in good condition. The Robert Grose House meets the eligibility criteria for listing as a house and garden dwelling in terms of physical requirements in the following manner. The original plan of the two-story two-bay dwelling contains a single finished room on the ground floor and a second room under the roof. An early one-and-a-half-story gable-end shed remains on the east end of the dwelling. While the current winder stair is an early twentieth-century replacement, evidence remains to document the placement of the original stair. A chimney stack remains in the original location on the gable end wall. Interior wall finish consists of lath and plaster, probably an upgrade that occurred in the late nineteenth century, within the period of significance. The dwelling sits in its original location on a one-acre plot next to the road, with a fence marking the original (and current) boundaries of the property.

Located on the south side of Port Penn Road, the Robert Grose House sits on a small, triangular, one-acre plot. The original fence-line designating the southern edge of the property remains intact, separating the tract from the adjacent agricultural fields. A culvert running parallel to the road delineates the northern edge of the property. Originally, a small garden plot occupied the land east of the structure, bounded by the culvert and the fence-line that intersect at the roadway, east of the house.

The frame and weatherboard main block, now covered with asphalt shingles, rests on brick piers, south of a small bridge crossing the culvert. Two-over-two double-hung sash windows, symmetrically arranged with one on the first floor east of the entrance and two on the second floor, pierce the north facade. A large, fixed, picture window replaces the original windows on the west elevation. Two two-over-two sash windows in the south elevation light the second floor rooms. An asphalt shingled roof, that terminates in a boxed cornice, covers the original building.

On the interior of the dwelling, plain fascia board door and window surrounds, as well as baseboards, decorate the lath and plastered surfaces. A winder stair, located in the southeast corner of the single room

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adjacent to the interior gable-end stove-pipe chimney, leads to the second floor. Above, the space is divided into a narrow passage and two rooms along the west elevation. The gypsum board partition wall between the two rooms implies that the second floor originally contained only a single room like the first floor.

The one-and-one-half-story wing on the east gable end of the structure is a typical feature of the house and garden property type. The wing extends two bays to the east, containing a door and a window. Two six-over-six double-hung sash windows, one in the north and one in the south elevation, light the two rooms in the half-story above. A large, fixed, picture window replaces the original windows in the east elevation. An asphalt-shingled shed roof, with exposed rafter ends, covers the addition.

Beaded fascia board door surrounds, as well as plain fascia board window surrounds and baseboards, decorate the lath and plastered surfaces on the interior of the addition. The single room on the first floor opens onto both the original block and onto the rear twentieth-century addition. Accessed from the main block winder stair, the half-story above contains two rooms, although originally it consisted of an undivided space. Stepped-down from the original block, a tiny passage leads to a room along the north elevation, and a bathroom, along the south elevation, created in the 1950s.

The second period of construction, in the early twentieth century, added a one-story, shed-roofed section across the south elevation of the structure. Two two-over-two double-hung sash windows in the south facade light the east room. A single six-over-six double-hung sash window pierces the west elevation, lighting the west room. Gypsum board covers the interior surfaces of the addition, which are deteriorating due to exposure. At the center of the addition, along the southern elevation of the original dwelling, partition walls enclose a closet and a half-bath. Reused beaded matchstick siding lines the inside of the closet, located within the kitchen.

At about the same time, the owners added a one-story, shed-roofed porch across the north elevation of the structure. The frame porch has an asphalt-shingled roof with exposed rafter ends. Drop-siding covers the entire porch.

Contributing
dwelling

Non-contributing
none

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Section 8 Page 1 Grose, Robert, House
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The Robert Grose House is eligible for listing on the National Register of Historic Places under Criterion A for its association with the changing agricultural practices of central Delaware in the nineteenth century, and the appearance of the house and garden dwelling as a specific building type. The Robert Grose House is eligible under National Register Criterion C because it is a typical example for a physically identifiable vernacular property type, identified as a "House and Garden". The social status of the occupants was as evident and planned into the design of these buildings as it was in the larger, more impressive dwellings of the wealthy farm owners. The general characteristics of the property type were identified by nineteenth century agricultural reformers as appropriate for tenants and laborers and their families. This physical form was used throughout the nineteenth and early-twentieth centuries and persists on the landscape to this day. The Robert Grose House conforms to the house and garden building type by retaining its original plan, plain interior finish, chimney stack, and while the current winder stair is an early twentieth-century replacement, evidence remains to document the placement of the original stair. A unique feature of the Robert Grose House is that, unlike typical house and garden dwellings, it remains in its original location on a one-acre plot next to the road. The Robert Grose House retains eight of the eleven physical criteria defining the house and garden dwelling property type.

In response to demographic pressures, changing agricultural practices, and the influence of agricultural reform writers, central Delaware farmers began to develop new strategies for dealing with married agricultural laborers and their families during the nineteenth century. They constructed dwellings specifically designed to house these laborers and established lease-labor arrangements that governed both labor obligations and housing rental. Known as a "house and garden," these buildings typically took the form of one finished room and a rough kitchen shed on the ground floor, with a winder stair leading to a second room under the roof. Characterized by extremely plain finish on walls and architectural elements, and built to be easily portable, the dwellings sat on a small plot of ground suitable for a garden and a few animals. Variations in the physical form of the house and garden dwelling include orientation to the road (either gable or elevation), height (1 1/2 or 2 full stories), the number of bays on the front elevation (usually two or three), and the position of a shed (gable end, rear elevation, or none).

The location of these house and garden dwellings within the agricultural landscape represents an important element in their identification during field survey. House and garden dwellings follow a specific locational model that differentiates them from the larger agricultural complexes in the region. Farm complexes tend to be set back from the road, often with a tree-lined lane leading up to the front yard and its garden with

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ornamental plantings. House and garden dwellings, on the other hand, are generally located on the edges of agricultural properties, either tucked against the trees or in clusters of two to five dwellings along the road. Little space was available for flowers or shrubs. Significantly, despite the distance of these dwellings from the main farm complex, they still remained within visual range of the main farm dwelling and their employer. A second important aspect of the location of these dwellings lies with their portability. Farmers moved their house and garden dwellings about the agricultural landscape frequently. Usually constructed to stand on piers, the buildings changed positions on individual farms and within neighborhoods on a regular basis.

A clear chronology appears in the development of the house and garden as a labor housing solution. In its earliest incarnation (1780-1820), the house and garden model served a wide range of individuals in the rural population of central Delaware. In this period the house and garden dwelling possessed no particular form, but rather represented an accepted practice for housing certain elements of the population. Between 1820 and 1860 farm owners focused on a specific building type as the one most appropriate for housing their agricultural laborers. They combined this traditional building plan with the accepted practice associated with the concept of the house and garden to solve some of their labor housing needs. In this period, farmers most commonly controlled these house and garden dwellings as part of their farm property, but after 1860 some farmers began to partition the dwellings with their small lots and either sold or gave them to the laborers. In some cases, the laborers received only land and proceeded to build new dwellings, often following an architectural pattern familiar from their time as house and garden tenant-laborers. Although the laborers now owned their homes, they maintained their labor relationships with the farmers. Construction of this building type, and its use as housing for agricultural laborers, continued through the early decades of the twentieth century.

Based on the characteristics outlined above, three configurations of the house and garden dwelling can be identified: 1) owned by a farmer and located within the boundaries of the main farm property, constructed at any time between 1780 and 1930; 2) owned by a farmer but established on a separate piece of land (usually less than five acres), most likely constructed between 1800 and 1880; and 3) owned by an agricultural laborer on a plot of less than five acres, most likely built between 1850 and 1930.

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The Robert Grose House, built during the third quarter of the nineteenth century, possesses significance as an example of a house and garden dwelling owned and occupied by agricultural laborers. Twentieth-century remodeling efforts obscure some evidence of original materials, making it difficult to establish an accurate date of construction. But architectural evidence in the form of cut nails and a replacement chimney stack, as well as documentary evidence support a date as early as the mid-nineteenth century. In 1853 George Cox, the first known resident on the property, paid taxes on one acre and a frame house valued at \$200.¹ While the documentary record cannot establish how Cox, a 48-year-old farm laborer, acquired the property, he lived in the vicinity by at least 1849.² In 1860, Cox defaulted on a \$127 debt to Joseph Cleaver, a wealthy landowner who lived

¹NCCTA, St. George's Hundred, 1853.

²The New Castle County Recorder of Deeds office cannot document any purchase by Cox of any land along the Port Penn Road. USPC, 1850, St. George's Hundred.

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across the road from Cox and possibly employed him as a farm laborer.³ On December 18, 1860, Sheriff Levi Moore sold Cox's property at public auction to Robert Grose, a free black, for \$265.⁴

Grose also worked as a farm laborer in 1860 when he bought the frame house and lot.⁵ He owned no other land; in 1861 he paid taxes on his real estate and \$76 worth of livestock. Documentary evidence also suggests that Grose lived in the area prior to his purchase of Cox's land; in fact, between 1848 and 1860, he likely lived just across the road from Cox, renting a dwelling house and 6622 square feet of land from Joseph Cleaver for \$3 per year.⁶ Grose broke his 99-year lease, probably circa 1860 when he purchased the house from

³Cox is listed as a farm laborer in the 1850 and 1860 United States Population Census Returns for St. Georges Hundred.

⁴NCCRD, Book N Volume 7 p. 292.

⁵Ibid.

⁶NCCRD, Book Z Volume 5 p. 263. Grose paid \$3 per year rent, but Cleaver stipulated that if Grose could ever pay \$50 a year for rent, he could own the property outright.

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Cox, and Cleaver leased the land to Joseph Harmon under the same terms. Grose moved across the road from Cleaver's house and garden, and into a house and garden of his own.

The size and layout of the one-acre parcel of land also exemplifies the house and garden arrangement. The narrow lot on which the Robert Grose House stands runs parallel with the Port Penn Road and along a tiny ditch, rather than extending back into the large farm tract behind the dwelling. Thus, the garden was located adjacent to the house instead of behind it.⁷ Typically, house and gardens stood on marginal land, or land that farmers considered least valuable in terms of farm productivity. By selling off a tenement and parcel of land running parallel to the road and along a ditch, the farmowner did not sacrifice any of his productive land, and kept his large expanse of field relatively intact. Thus, like other farmers who placed tenant dwellings along the fringes of fields, in the woods, or alongside ditches, the location of the Robert Grose House demonstrates farmers' strategic considerations over the placement of house and gardens, and their practice of selling to laborers only lands that did not interfere with their farming operations.

The property remained in the hands of several generations of Grose's heirs up to the present day. After Grose died in 1895, the land passed to his wife, Mary, who lived in the house until 1923. Upon her death, the land passed to her son, Jefferson Coursey, father of the current owner, Margaret West. Mrs. West lived in the house until she moved to Wilmington circa 1990.

The Robert Grose House clearly represents the continuation of the house and garden idea by laborers who purchased lands and houses of their own after 1850. Cox, and later Grose, continued to work as farm laborers for large landowners, while owning and maintaining a modest dwelling and garden nearby. The form of the house, based on the one-room plan with a shed addition off the gable end, matches the earlier building type of

⁷Interview with Jefferson Hayman, January 1995.

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the house and garden used for tenant-laborers in the first half of the nineteenth century. As agricultural laborers became landowners while still laboring for large farmowners, they chose housing arrangements similar to that which they had occupied as tenant-laborers.

The Robert Grose House has sufficient integrity to be listed in the National Register of Historic Places. It retains significant integrity of location and setting since it sits on its original one-acre plot, located at the edge of Port Penn Road and backed against the edge of a planted field. Oral history places the location of the garden on the west side of the house, in the vicinity of the garage. The general setting of the site includes agricultural fields, farm complexes, and a cluster of house and garden dwellings. The fact that this dwelling was designed, like other house and garden dwellings, to be easily portable by being constructed to stand on piers, yet remains in its original location, distinguishes it from typical house and garden dwellings. Integrity of design is manifested in the dwelling retaining its original hall-chamber plan, including an early gable-end shed, and stands two stories in height. Although the stair and chimney have been replaced or altered, evidence of original placement in the main room remains. Integrity of location and setting also contribute to its integrity of feeling. Maintenance of the dwelling's early design and the persistence of the agricultural landscape confirm the integrity of feeling.

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Comprehensive Planning

Zone: Upper Peninsula
Periods: 1830-1880 +/-; Industrialization and Early Urbanization
1880-1940 +/-; Urbanization and Early Suburbanization
Themes: Agriculture
Settlement Patterns and Demographic Change
Architecture, Engineering and Decorative Arts
Property Type: House and Garden Dwelling

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Bibliography

Primary Sources

NCCRD. New Castle County Recorder of Deeds, Delaware State Archives, Dover, Delaware.

NCCTA. New Castle County Tax Assessments. Delaware State Archives, Dover, Delaware.

USPC. United States Manuscript and Summary Population Census for Delaware: 1800-1920.

Interviews

Hayman, Jefferson, by Rebecca J. Siders, Deidre McCarthy, Kirk Ranzetta, and Anna Andrzejewski. January 1995.

See Bibliography in Context Statement for additional sources.

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Section 10 Page 1 Grose, Robert, House
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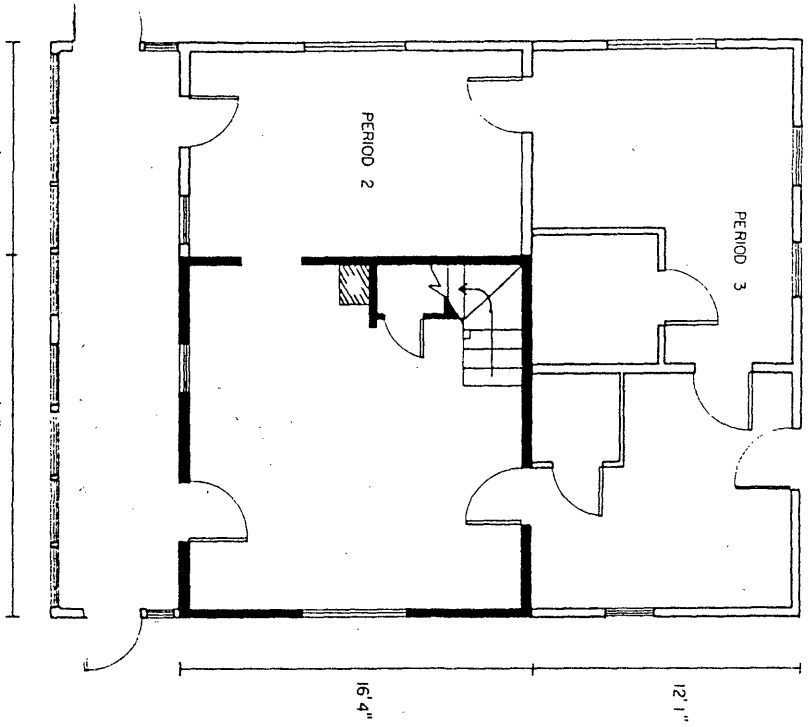
Verbal Boundary Description

The boundary of the parcel nominated with the Robert Grose House is shown on the accompanying site plan drawn from a New Castle County tax parcel map and DelDOT road plans. The nominated parcel corresponds to tax parcel 13.009.00.033, except for the side along Port Penn Road, and contains approximately 1 acre of land. The nominated property is a triangular parcel, one side of which extends along the Port Penn Road. On the edge next to Port Penn Road, the boundary proposed for the nomination corresponds with the DelDOT right-of-way (indicated by the dashed line), located on the southern edge of the drainage ditch that runs parallel to the road. The distance from the north wall of the house to the edge of the right-of-way is 10 feet. A ditch is located 2 feet 6 inches inside the right-of way, and the edge of the road is located another 12 feet north of the south side of the ditch.

The location of the property is at UTM reference point 18 448950 4374600.

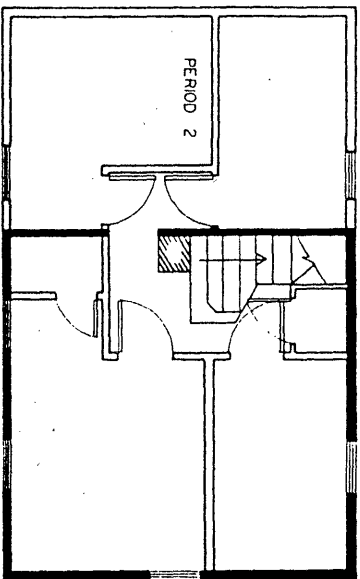
Boundary Justification

The boundary includes the house and the majority of the yard that have been historically associated with the Grose House since Robert Grose purchased the property in 1860. While the right-of-way removes approximately 15 feet of the distance between the front of the house and the edge of the road, this does not represent a significant loss of historic landscape. Traditionally, house and garden dwellings were often placed in very close proximity to the road, probably to minimize the amount of land used for the house. In this particular case, the ditch and the fence that corresponds to part of the right-of-way line (rather than the edge of the road) formed the cultural or perceived boundary of the property. The entire yard for the house is currently located on the south side of the right-of-way. Thus, the proposed boundary line will protect the historic integrity of the resource and its relationship to the road.



FIRST FLOOR PLAN

Robert Grose House CRS#N-13383
 South side of Port Penn Road,
 one mile west of Port Penn
 Port Penn vicinity,
 St. Georges Hundred,
 New Castle County, Delaware



SECOND FLOOR PLAN

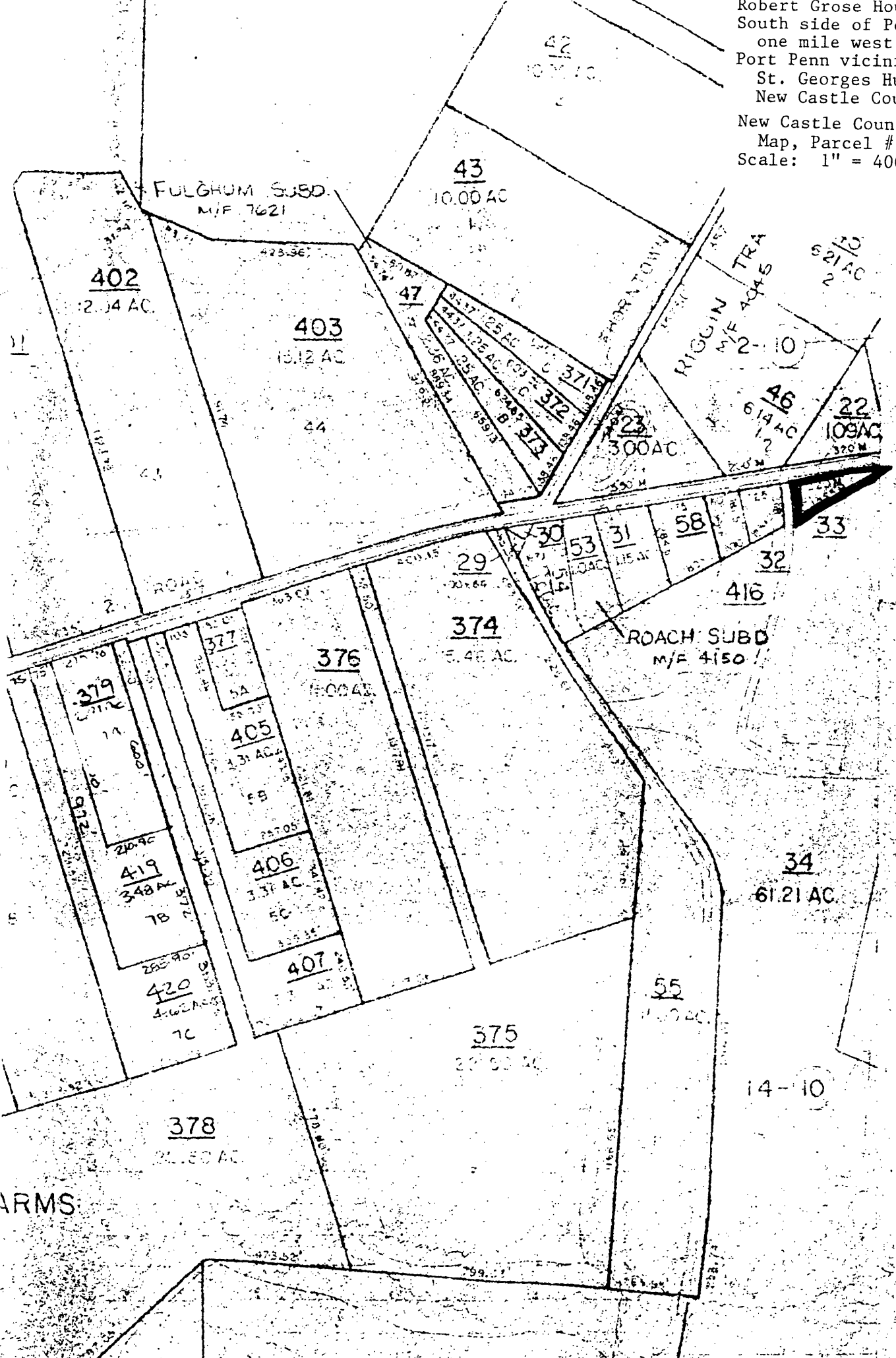
GROSE HOUSE

N-13383



DRAWN BY: D. MCCARTHY

Robert Grose House CRS#N-13383
South side of Port Penn Road,
one mile west of Port Penn
Port Penn vicinity,
St. Georges Hundred
New Castle County, Delaware
New Castle County Tax Parcel
Map, Parcel # 13.009.00.033
Scale: 1" = 400'



ARMS