

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 an 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 Bopp, William, House

other name/site number Green Parrot Restaurant

2. Location

street & town 12120 Old Big Bend Road N/A not for publication

city or town Kirkwood N/A vicinity

state Missouri code MO county St. Louis code 189 zip code 63122

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

Mark A. Miles 17 FEB, 2006
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources
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 the property is: Signature of the 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:) _____

6. Classification

Ownership of Property
(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Historic Resources of Kirkwood, Missouri

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function
(Enter categories from instructions)

DOMESTIC: single dwelling

COMMERCE: restaurant

Current Function
(Enter categories from instructions)

WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

Bungalow/Craftsman

Materials
(Enter categories from instructions)

foundation CONCRETE

walls STONE

roof WOOD

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 7

Bopp, William, House
Name of Property

St. Louis County, MO
County and State

8. Description

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.)

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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(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 # _____

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

Period of Significance

ca. 1915

Significant Dates

N/A

Significant Persons

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

Cultural Affiliation

N/A

Architect/Builder

Bopp, William/builder

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository:

ReSource Institute

See continuation sheet(s) for Section No. 9

Bopp, William, House
Name of Property

St. Louis County, MO
County and State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 7/2/3/6/0/0 4/2/7/1/8/9/0
Zone Easting Northing

2 / / / / / / / / / / / / /
Zone Easting Northing

3 / / / / / / / / / / / / /
Zone Easting Northing

4 / / / / / / / / / / / / /
Zone Easting Northing

Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Julie C. Kuhlmann/Fred A. Lafser
organization ReSource Institute/Lafser & Associates date May 19, 2003
street & number 206 East High Street, Suite C telephone (573) 634-5008
city or town Jefferson City state MO zip code 65101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Jim Holtzman; Miracle Design/Build, Inc.
street & number 1207 Dubois Court telephone (314) 822-8997
city or town St. Louis state MO zip code 63122

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 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 Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

**Bopp, William, House
St. Louis County, Missouri**

Summary

The William Bopp House, a one-and-a-half story, stone, rectangular block, Craftsman style home, is located at 12120 Old Big Bend Road in Kirkwood, St. Louis County, Missouri. It was built by William Bopp ca. 1915 as his residence and later renovated into the Green Parrot Restaurant ca. 1940. The house sits on a less than one acre lot and features a centrally located projecting entrance/sun room that is set off from the house by a projecting gable that intersects the main house roof.¹ Other features of the house include twin segmental dormers with double-hung wood sash windows and a projecting porch room on the southwest corner at the rear of the house. A context for the William Bopp House is established and more fully described in the Multiple Property Cover Document for the City of Kirkwood (Historic Resources of Kirkwood, Missouri; listed August 2002). Within the Cover Document, the historic context, "The City of Kirkwood: Transition to An Automobile Suburb-1899-1952," and the associated property type, "Twentieth Century Styled Residences," are relevant to the William Bopp House's construction and architectural significance. Site drawings of the property are included as Continuation Sheets 3 and 4. Floor plans and a photo key are included as Continuation Sheets 5 and 6.

Elaboration

The William Bopp House, a fixture of Kirkwood, St. Louis County, Missouri, since ca. 1915, faces northeast and is situated on a small lot with trees dotting the landscape, especially to the rear of the building (see Photo 1). Kirkwood is a primarily residential suburb that features a variety of architectural styles, including the Craftsman style of the William Bopp House.

The façade of the William Bopp House has a projecting entrance/sun room that stretches across the front of the house and contains a single-leaf door with full-length lights, flanked by a full-length light, topped by a leaded sunburst-style transom set within a larger transom (see Photos 2 and 3). This transom, as well as the door structure itself, is in turn flanked by multi-light sidelights (see Photo 4). Double-hung wood sash windows with six over six light configurations are located within the entrance/sun room, which itself is set off by a projecting gable that intersects the main house roof. Segmental dormers, with double-hung wood sash windows and heavy molded surrounds featuring wood keystones, are situated on each side of the entrance gable. The windows have two over two light configurations. Windows on the remainder of the house include single-leaf wood casement windows with twelve lights in each leaf that are topped by wood transoms with three lights and double-hung wood sash windows with two over two

¹ Kirkwood Landmarks Commission, "Historic Kirkwood Landmarks," (Kirkwood, Missouri: City of Kirkwood Landmarks Commission, Oct. 2001) 20.

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Bopp, William, House
St. Louis County, Missouri

lights configurations.²

The building's roofline features moderately overhanging eaves with regularly spaced exposed wood brackets. Two stone chimneys are located one per each main gable and are split on the lower level, converging after encasing an arched opening around paired multi-light windows.³ At the southwest corner of the rear of the house is a projecting second story sun room that is atop of stone arches. Underneath the arched is a recessed basement level garage entrance.⁴ Photos 5 through 8 show other elevations of the house.

Additions and Alterations

The main building received a frame addition ca. 1940 when it was converted from William Bopp's residence into the Green Parrot Restaurant. This irregularly-shaped addition was built to the rear and side and had a concrete block foundation. The addition's windows were tripartite and featured a large fixed central unit with double-hung sash side units. The windows were covered by aluminum awnings.⁵ The addition was removed in the 1980s from the rear and side of the William Bopp House returning it to a more accurate representation of the period of significance 1915, the construction date of the original home.

A one-and-a-half story square block outbuilding with hipped roof, built by L. E. Pierce in 1951, was located to the rear of the house. Four identical hipped dormers were on the roof, which had a moderate overhang. Double-hung wood sash windows, identical to the main building, were on the outbuilding's first floor. These windows were deeply inset and had two-over-two and one-over-one light configurations. The outbuilding has also been demolished; however, historical integrity is not diminished.⁶

With regard to the original home, identifying features of the Craftsman style, such as the basic original form and door and window openings, as well as the façade and many interior details, have remained virtually unchanged since original construction. Consequently, the historical integrity of the building's local architectural significance remains strong.

² Office of Historic Preservation, "Certified Local Government Program Historic Inventory - Phase 3; Kirkwood, Missouri," (unknown) 42.

³ Kirkwood Landmarks Commission 20.

⁴ Office of Historic Preservation 42.

⁵ Office of Historic Preservation 42.

⁶ Ibid.

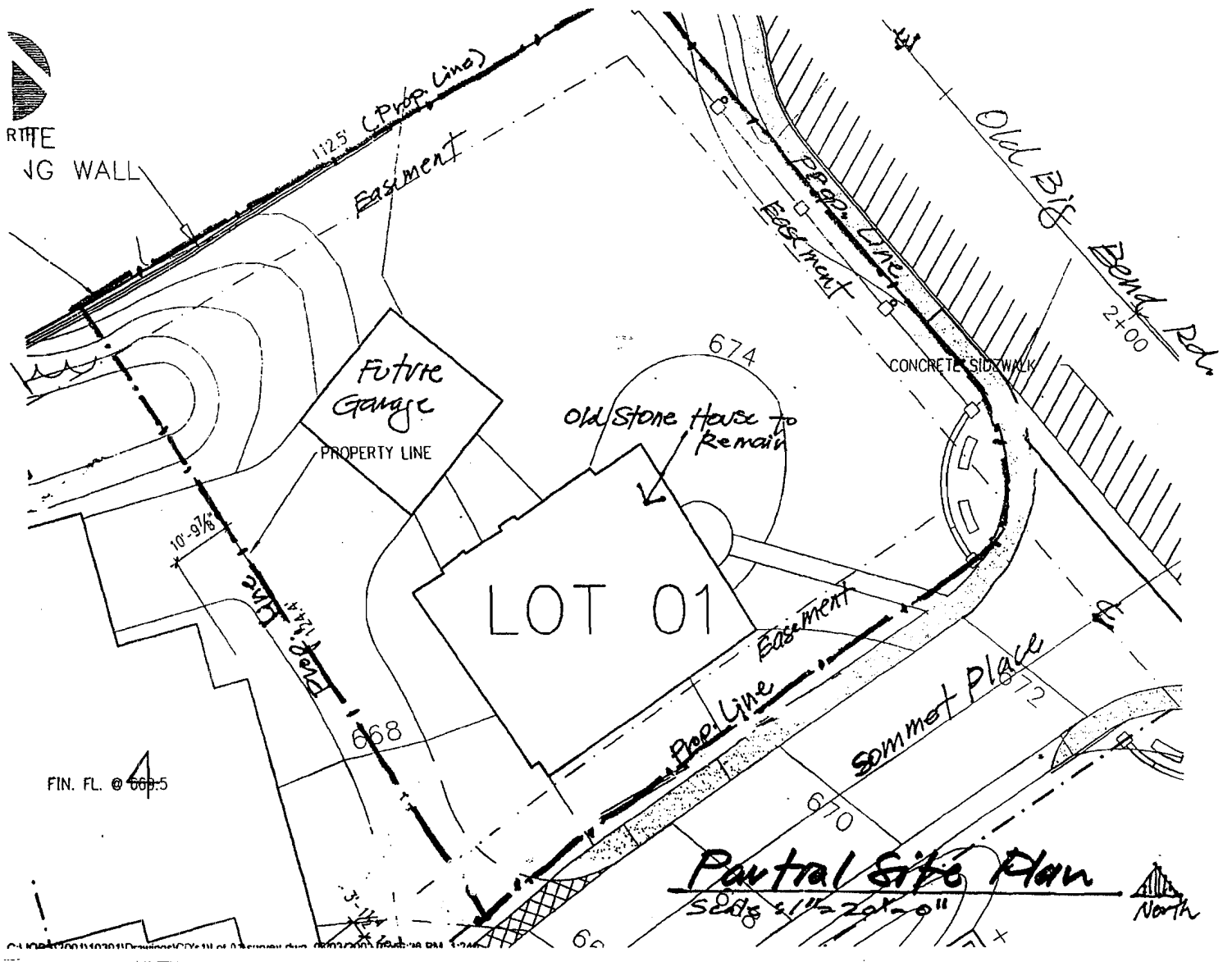
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Bopp, William, House
St. Louis County, Missouri

PROPOSED SITE MAP
DESIGNED BY:
MIRACLE DESIGN/BUILD INC.

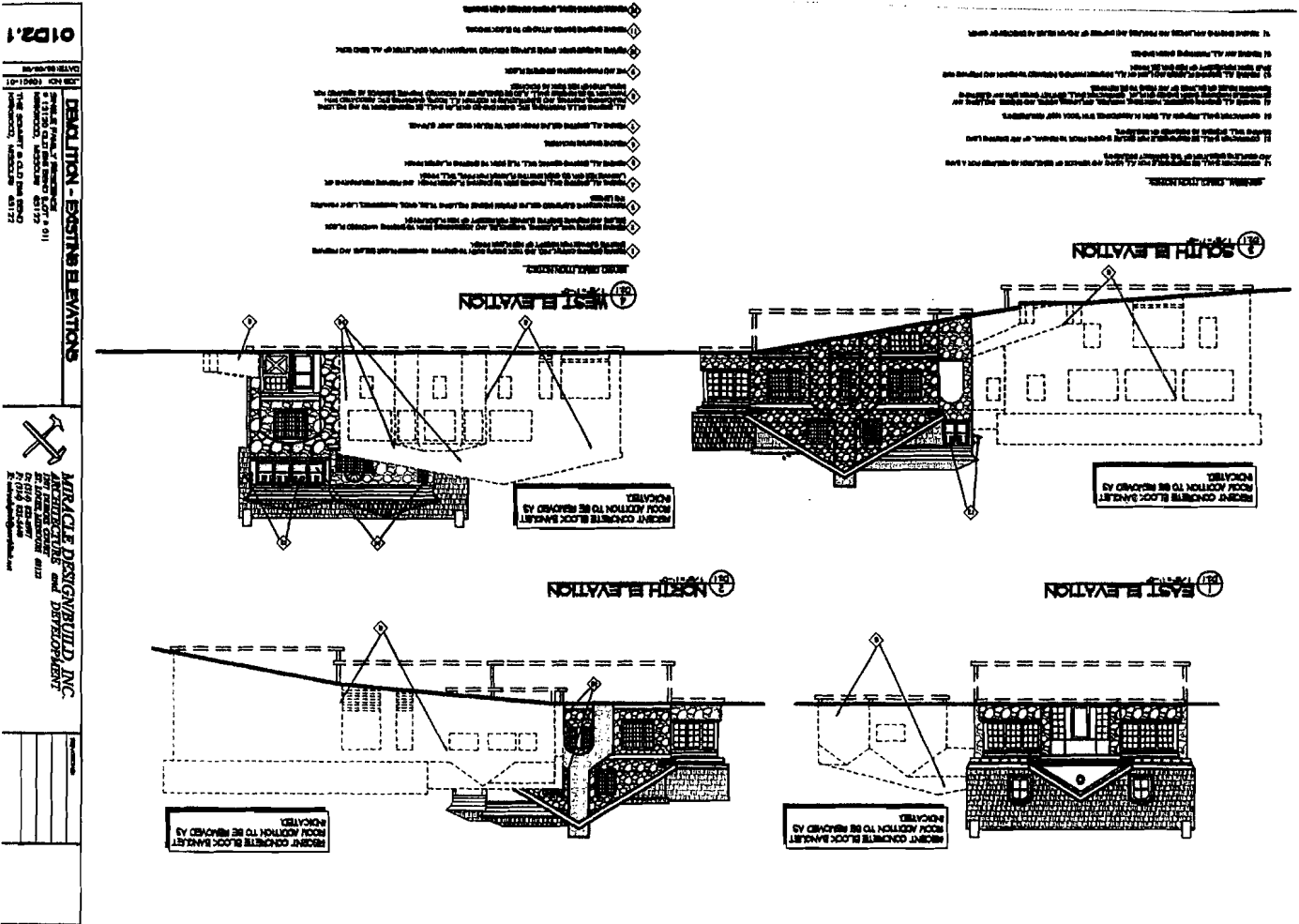


FIN. FL. @ 669.5

Partial Site Plan
SEDS 1/2" = 20'-0"



Building Elevations



0122,1

DEADLINE - EXISTING ELEVATIONS

APRICE & DESIGNER, INC.
ARCHITECTS

10000
10000
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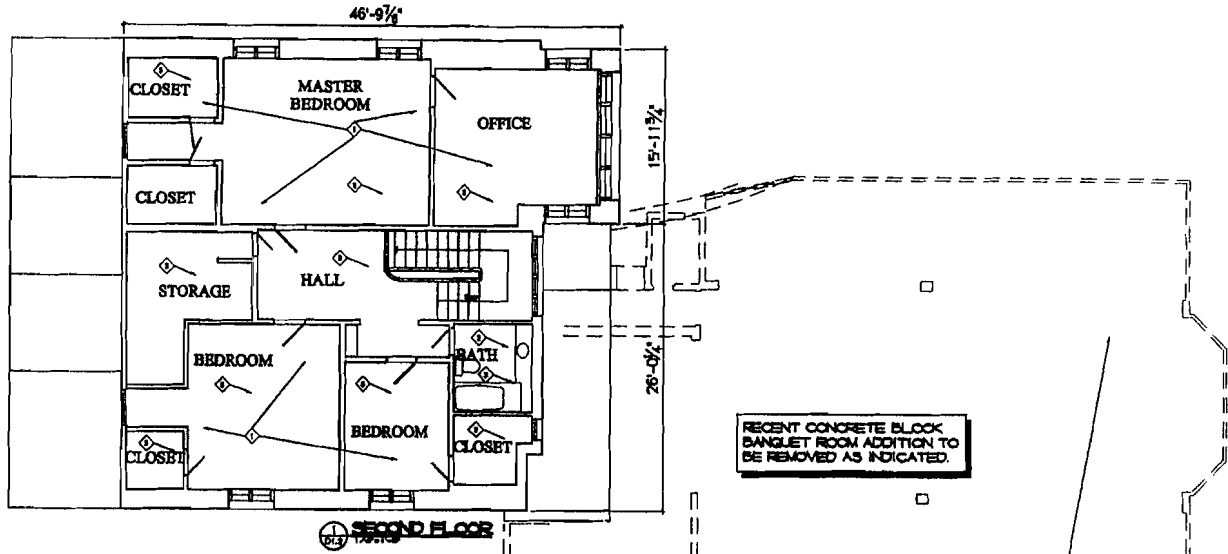
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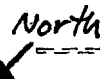
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Bopp, William, House
St. Louis County, Missouri

Second Floor Plans



RECENT CONCRETE BLOCK
BANQUET ROOM ADDITION TO
BE REMOVED AS INDICATED.



- GENERAL DEMOLITION NOTES:**
- 1) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND INSURANCE AS REQUIRED FOR A SAFE AND COMPLETE DEMOLITION OF THE CONTRACT BUILDING.
 - 2) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM THE CITY, STATE AND FEDERAL LAW ENFORCEMENT AGENCIES FOR ALL DEMOLITION ACTIVITIES.
 - 3) CONTRACTOR SHALL MAINTAIN ALL UTILITIES UNDISTURBED AND SHALL KEEP THEM OPEN.
 - 4) BEFORE ALL DEMOLITION ACTIVITIES BEGIN, CONTRACTOR SHALL CONDUCT SURVEY OF ALL UTILITIES AND OBTAIN APPROVAL FROM THE CITY, STATE AND FEDERAL LAW ENFORCEMENT AGENCIES FOR ALL DEMOLITION ACTIVITIES.
 - 5) BEFORE ALL DEMOLITION ACTIVITIES BEGIN, CONTRACTOR SHALL CONDUCT SURVEY OF ALL UTILITIES AND OBTAIN APPROVAL FROM THE CITY, STATE AND FEDERAL LAW ENFORCEMENT AGENCIES FOR ALL DEMOLITION ACTIVITIES.
 - 6) REMOVE ALL UTILITIES AND MAINTAIN THEM AS DIRECTED BY OWNER.
- GENERAL DEMOLITION NOTES:**
- 1) REMOVE EXISTING EXTERIOR WALLS AND FOUNDATIONS TO EXPOSE INTERIOR FLOOR SLABS AND REMOVE EXISTING EXTERIOR WALLS TO EXPOSE INTERIOR FLOOR SLABS.
 - 2) REMOVE EXISTING INTERIOR WALLS, PARTITIONS AND PARTITIONS TO EXPOSE INTERIOR FLOOR SLABS AND REMOVE EXISTING INTERIOR WALLS TO EXPOSE INTERIOR FLOOR SLABS.
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 - 10) REMOVE EXISTING EXTERIOR WALLS TO EXPOSE INTERIOR FLOOR SLABS.
 - 11) REMOVE EXISTING EXTERIOR WALLS TO EXPOSE INTERIOR FLOOR SLABS.
 - 12) REMOVE EXISTING EXTERIOR WALLS TO EXPOSE INTERIOR FLOOR SLABS.

	DEMOLITION PLAN SPECIAL FAMILY REDEMPTION 12120 OLD ONE EIGHTY LOT 4 041 SPRINGFIELD, MISSOURI 65112	MIRACLE DESIGN/BUILD, INC. ARCHITECTURE AND DEVELOPMENT 201 E. BIRCH STREET ST. LOUIS, MISSOURI 63102 P: 314 822-2000 F: 314 822-2000 E: info@miracledesign.com	<table border="1"> <tr><td>REVISION</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	REVISION			
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Bopp, William, House
St. Louis County, Missouri

Summary

The William Bopp House, located at 12120 Old Big Bend Road in Kirkwood, St. Louis County, Missouri, is locally significant in the area of Architecture. It was built ca. 1915 in the Craftsman style by William Bopp, who also built Kirkwood High School (now Nipher Middle), for use as his residence. Its features include a centrally located projecting entrance/sun room that is set off from the house by a projecting gable. It was designated a local landmark in 1985 and remains a significant representative example of the Craftsman style in the Kirkwood community. The City of Kirkwood's Multiple Property Cover Document (Historic Resources of Kirkwood, Missouri; listed August 2002) provides a historic context and property type description related to the William Bopp House's architectural significance in the following sections: "The City of Kirkwood: Transition to An Automobile Suburb-1899-1952" and "Twentieth Century Styled Residences," respectively. The period of significance is listed as ca. 1915, the construction date of the house.

Elaboration

The William Bopp House is located on Old Big Bend Road, east of Highway 270 and slightly southwest of St. Joseph Hospital, in Kirkwood, Missouri. Established in 1853, Kirkwood is now a nine-square-mile residential community located in West St. Louis County with approximately 30,000 people. Kirkwood was created as the first planned railroad suburb in Missouri and promoted as a residential community that provided a suburban lifestyle for individuals commuting to downtown St. Louis.⁷ While the size and diversity of the Kirkwood community has changed over the last 100 years as the mode of transportation evolved from railroad to streetcar to automobile, its residential feel has been preserved.

The Multiple Property Cover Document (Historic Resources of Kirkwood, Missouri) provides a historical context of Kirkwood's development, including the timeframe during which the William Bopp House was constructed. In the document's section, "The City of Kirkwood: Transition to An Automobile Suburb-1899-1952," Kirkwood's geographical expansion is described as greatly increasing in conjunction with the nation's shift from rural to urban development. With the rapid urban development came increased suburban development—for all classes of citizens.⁸ While the Kirkwood community did become more diversely populated after automobiles increased the mobility of all classes of citizens, Kirkwood did remain largely upper-middle class. Large homes, such as the William Bopp House, were not only a reflection of the predominant architectural styles of the

⁷ Linda Stockman, Deon K. Wolfenbarger and Debbie Sheals, "Historic Resources of Kirkwood, Missouri, Multiple Property Submission," National Register of Historic Places, listed 12 Aug. 2002, E1 and E35.

⁸ Stockman E32.

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**Bopp, William, House
St. Louis County, Missouri**

time but also the socio-economic status of the residents in the community. William Bopp was a well-known builder/contractor who built, among other things, Kirkwood High School. When he constructed his house ca. 1915, it reflected not only his status in the community but also the national architectural transition back to a Craftsmans Style.

As set forth in the Multiple Property Cover Document's, "Property Type E: Twentieth Century Styled Residences," the William Bopp House is significant under Criterion C in the area of Architecture as representative of a common early twentieth century architectural style, namely Craftsman.⁹ The residences of this property type include the subtypes Colonial Revival, Tudor Revival and Craftsman/Prairie. The Craftsman/Prairie subtype has distinct differences from that of the other two subtypes during this time period: Craftsman and Prairie styles are separate yet similar movements toward clean lines and minimal applied ornamentation that were introduced around 1910, later than Colonial Revival or Tudor Revival.¹⁰ Common features of the Craftsman and Prairie styles include a low-pitched, gabled roof with wide, unenclosed eave overhang; decorative beams or braces under the gables; and, full- or partial-width porches.¹¹ The horizontal lines of cornices, porches, wings and other details are of primary focus. A difference between the two styles includes the Craftsman style's exposed rafters and ornamental brackets at the eavelines contrasted by the Prairie style's continued emphasis on horizontal lines through wide open or boxed cornices.¹² Craftsman/Prairie style residences tend to be two stories and occupy large lots of an acre or more with landscaping and often separate garages or outbuildings to the rear of the main residence. In addition, with the introduction of these styles came a transition from walkways which connect the front door to the street to walkways which connect the front door to the side driveway. This change reflected the growing influence of automobiles within the suburban lifestyle.

The general size, shape and ornamentation of the William Bopp House evoke the feelings of Craftsman style architecture. It represents the side-gabled roof subtype, which includes one-third of all Craftsman-style homes and was the common subtype in the Midwest. This subtype is usually one-and-a-half stories with a centered shed or gable dormers, as is seen in the William Bopp House's centered entrance/sun room and segmental dormers. The William Bopp House also features the more common full-length porch.

The William Bopp House received a large, irregularly-shaped addition to its rear and side ca. 1940 as part of its transformation into the Green Parrot Restaurant. In addition, a large asphalt parking lot was located to the south of the house. An outbuilding, constructed by L.E. Pierce and similar in style to the main building, was added in 1951. The restaurant, which

⁹ Stockman F18.

¹⁰ Stockman F17.

¹¹ Virginia and Lee McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, Inc., 2000) 453.

¹² Stockman F17-F18.

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**Bopp, William, House
St. Louis County, Missouri**

derived its name from the parrot that spoke to guests as they entered the foyer, served family style dinners of fried chicken and honey butter to the citizens of St. Louis until 1983 when the owner, John Toothmans, sold it.¹³ It was then converted into a banquet center. Recently, the 1940s addition was removed and the outbuilding was demolished. The current owner is Jim Holtzman, and future plans for the building include residential use.

The William Bopp House has been recognized as a local historic landmark in Kirkwood since 1985. It is a representative example of the Craftsman style and remains a locally significant architectural resource to the community. The City of Kirkwood's Multiple Property Cover Document provides additional information regarding Kirkwood's residential development and the architectural resources within the community.

Sources

City of Kirkwood Home Page. City of Kirkwood, Missouri. 8 May 2003
<<http://www.ci.kirkwood.mo.us/>>.

Kirkwood Landmarks Commission. "Historic Kirkwood Landmarks." Kirkwood, Missouri: City of Kirkwood Landmarks Commission, Oct. 2001.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, Inc., 2000.

Office of Historic Preservation. "Certified Local Government Program Historic Inventory - Phase 3; Kirkwood, Missouri." Unknown.

Stockman, Linda, Deon K. Wolfenbarger and Debbie Sheals, "Historic Resources of Kirkwood, Missouri, Multiple Property Submission," National Register of Historic Places, listed 12 Aug. 2002.

¹³ Kirkwood Landmarks Commission 20.

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Bopp, William, House
St. Louis County, Missouri

Verbal Boundary Description

Recorded in St. Louis County as Lot #01 of Sommet at Old Big Bend as recorded in Plat Book 350, page 300 in the city of Kirkwood, St. Louis County, MO.

Verbal Boundary Justification

The boundary includes the entire property that is historically associated with the William Bopp House at the time of its original construction.

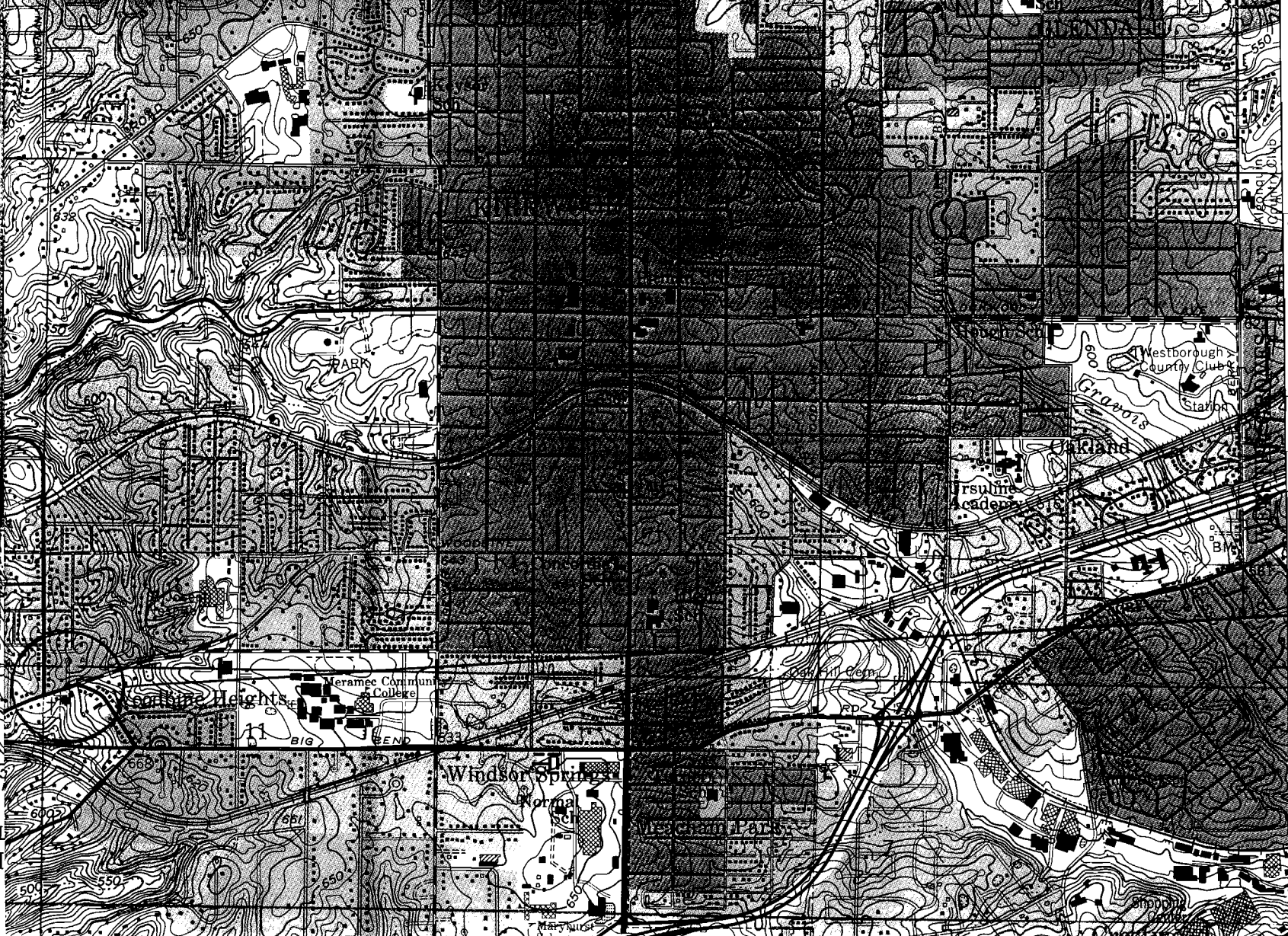
Photographs

The following information is the same for all photographs:

Bopp, William, House
Kirkwood, St. Louis County, Missouri
Photos By: Karen Bode Baxter, May 2003
Neg: Karen Bode Baxter
5811 Delor Street
St. Louis, MO 63109

List of Photographs

1. View looking southwest at the northeast façade
2. View looking south at the northeast façade and northwest elevation
3. View looking southeast across the enclosed front porch
4. View looking southwest at transom above main entrance
5. View looking southeast at northwest elevation
6. View looking northeast at southwest elevation (rear)
7. View looking north at southwest and southeast elevations
8. View looking west at southeast elevation and northeast façade



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T. 44 N.

4274

35'

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FEET

4273

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44

4272

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St. Louis County, MO

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