

**Report of Chairman of
Building Committee**

JOHN F. GREEN, Chairman.

St. Louis, Mo., April 7th, 1909.

*To the Members of the Building Committee and the Congregation
of the Central Presbyterian Church:*

In September, 1906, the trustees delivered possession of the old church, at Lucas and Garrison Avenues, to the Congregation B'Nai Amoona, and immediately began to look for property suitably located for the erection of a new church. The lot at the southeast corner of Delmar and Clara Avenues, in what is commonly known as the "Bell Place" tract, was selected by the Committee, which had been appointed for that purpose, as the most desirable of all those which were available, and the trustees after due consideration authorized the Committee to purchase this lot which fronts 100 feet on Delmar Avenue, for Ten Thousand Dollars. Upon investigation of the title, however, it was found that there were very serious questions concerning the building restrictions, which were reported as covering it and which it was claimed prohibited the erection of a church thereon, but through the assistance of Mr. Charles H. Huttig, of the Third National Bank, who is one of the trustees of the Washington Terrace Property Owners Association, and of Mr. Scott Hancock, attorney for the Bell Place Realty Company, we were enabled to obtain waivers of all objections to the proposed use of the lot on the part of the owners of property in Washington Terrace, and the purchase was then completed.

At a congregational meeting held for that purpose in the fall of 1906, a Building Committee was appointed consisting of trustees of the church and one other, chosen from the congregation at large. As thus appointed, the Building Committee proper consisted of ten members, as follows: Dent G. Tutt, L. L. Prince, Edward W. Lansing, C. McClung Thompson, Wm. E. Emanuel, Rolla Wells, F. E. Woodruff, L. W. Manning, and John F. Green, trustees, and Chas. D. Comfort, selected from the congregation to act with the trustees on said Committee. The Pastor was also made an ex-officio member of the Building Committee. At a subsequent congregational meeting, by a unanimous vote of the congregation, John Barron was added to the Committee. The Committee organized by electing John F. Green, Chairman, and Dr. W. E. Emanuel, Secretary.

The first work of the Committee was the selection of architects to prepare plans and superintend the erection of the proposed new

church, and Messrs. Mariner & LaBeaume were finally chosen for that work. These gentlemen have given us uniformly faithful and efficient service as architects. They first submitted plans for buildings in various styles of architecture, from which a majority of the Committee finally selected an English Gothic design. This decision was not reached without serious differences of opinion among the members of the Committee, but happily, and largely through the faithful and conciliatory efforts of Dr. W. E. Emanuel, these differences of opinion did not lead to any open breach or to any delays in the prosecution of the work.

A general plan of the new church was shown to the congregation by means of a stereopticon in November, 1906, and the plans as shown were approved; then the arduous work of procuring sufficient subscriptions to cover the estimated cost of the proposed structure was commenced. The subscription plan adopted was for signed pledges, payable in cash on March 1st, 1907, or at the option of the subscriber, payable in ten semi-annual installments on March 1st and September 1st of each year, all deferred payments bearing interest from March 1st, 1907, at 5 per cent. per annum, payable semi-annually. Had not the original sale of our old church at Lucas and Garrison Avenues, for \$40,000.00, been interfered with by some members of a neighboring church, who paid the purchasers \$2500.00 to repudiate their contract with us, and thereby placed us in such a position that we were compelled to either abandon that contract of sale or engage in litigation with a sister church, the financial difficulties of our new undertaking would not have been nearly so great; but when, to avoid litigation with another church, we were compelled to abandon the original sale of our property for \$40,000.00, and to resell it at a loss of \$10,000.00, our financial difficulties appeared almost insurmountable on account of the depleted financial strength of our congregation.

The reason for requesting that the subscriptions should be made to bear interest at 5 per cent., when not paid in cash, was the necessity of borrowing the money represented by the deferred installments and paying interest for it until we could repay the loans as the installments were paid by the subscribers. In other words we had to pay our contractors in cash as the construction work progressed, and if one who had subscribed \$100.00 chose to pay in installments instead of cash, we were compelled to borrow the \$100.00 from a bank in order to pay our contractors and, of course, had to pay interest on it until the payments by the subscriber enabled us to repay the loan. Had the subscriptions all been paid in installments, and had they all been made payable without interest, we would have had to pay interest at the rate of about \$2000.00 per annum and would have had no funds with which to pay it, and our debt would have been increasing that much each year. Where the total of all subscriptions is less than the cost of the proposed new building, as it was with us, it is obvi-

ous that the only way to avoid a large and increasing annual deficit is to have the deferred payments bear interest. Yet, clearly as this fact appears, there has been a great deal of unreasoning complaint about the payment of interest, even after its payment had been promised.

Although not members of the Building Committee, Mr. Joseph G. Holliday, Mrs. Simeon Ray and Mrs. John N. Booth were of very material assistance in soliciting and obtaining subscriptions to the Building Fund, and we commend them to the congregation for their work in this behalf.

As a result of solicitations for subscriptions and from the sale of the property at Lucas and Garrison Avenues the committee had the following resources:

From the sale of the old church, in cash.....\$21,000.00
 And note at 5 per cent. secured by a second deed of trust
 for 9,000.00

And the following is a list of all subscribers with the amount subscribed by each and the object for which given, where any special object was designated by the subscriber:

(In this list all subscriptions that have been paid in full prior to this date, are marked "paid," and those which are not so marked are being paid by installments.)

Mrs. Rolla Wells.....	\$2500.00	
Joseph G. Holliday.....	2000.00	
C. D. Comfort.....	1500.00	
John B. Kennard.....	1000.00	Pd.
Mrs. John N. Booth.....	1000.00	Pd.
John F. Green.....	500.00	
John F. Green.....	500.00	Pd.
John F. Green (Special subscription for decorating church).....	150.00	Pd.
John F. Green (Special subscription to cover deficit in decorating fund).....	50.00	Pd.
John F. Green (Special subscription for fin- ishing rear of church).....	300.00	Pd.
D. G. Tutt.....	500.00	Pd.
D. G. Tutt (Special subscription on condition we build without debt, \$500.00).....		
Ladies' Guild.....	1000.00	Pd.
Ladies' Guild (2nd Sub.).....	1000.00	
Ladies' Missionary Society.....	1000.00	Pd.
Ladies' Missionary Society (2nd Sub.).....	500.00	
Mrs. Anne Holliday.....	500.00	
C. M. Thompson.....	500.00	Pd.
W. E. Emanuel.....	500.00	
F. E. Woodruff.....	500.00	

John A. Gilliam.....	\$ 600.00	
Lansing Ray	500.00	Pd.
Mrs. Jessie L. Ray.....	500.00	Pd.
Mrs. L. D. Garth.....	300.00	
The Children of Mr. and Mrs. A. F. Shap- leigh	700.00	Pd.
Mrs. F. L. Billingsley.....	500.00	Pd.
L. W. Manning.....	250.00	Pd.
John Barron	250.00	
John Barron (Special for finishing rear)....	236.00	
D. C. Harmon.....	240.00	
Mr. and Mrs. Dick.....	300.00	
Mrs. C. L. Mehagan.....	200.00	
Mrs. A. V. L. Brokaw.....	250.00	Pd.
Mrs. John F. Green.....	200.00	
Miss Ada Chaney.....	100.00	
Mrs. W. C. Orr.....	100.00	Pd.
Mrs. Jno. B. Slaughter.....	100.00	
Dr. H. B. Logan.....	100.00	Pd.
Mrs. T. Barron and Daughters.....	100.00	Pd.
Mrs. Laura Anderson.....	100.00	
Mrs. J. L. Mauzé.....	200.00	Pd.
Miss Mary Alice Tutt.....	5.00	Pd.
Mrs. Cora Stevens.....	30.00	
J. T. Wardlaw.....	60.00	
Miss Mabel Coates.....	30.00	Pd.
Miss May Leiferman.....	65.00	Pd.
Miss Grace Leiferman.....	52.00	Pd.
Mr. Haverkamp	60.00	
Misses Long	25.00	Pd.
Misses Long, Special.....	5.00	Pd.
Rockwell Brank	125.00	
Misses Davies	100.00	
Misses Fisher	100.00	Pd.
Miss Harbaugh	25.00	
M. P. Black.....	200.00	
Miss Lizzie D. Black.....	120.00	Pd.
Miss Clementina Black.....	120.00	Pd.
Miss Nora Blue.....	200.00	
Philathea Bible Class.....	400.00	Pd.
E. W. Lansing.....	200.00	Pd.
Mrs. Jessie C. Tutt.....	100.00	Pd.
Mr. and Mrs. Jno. Lewis.....	120.00	
Mr. and Mrs. Sturgis.....	100.00	
Walter Thompson	50.00	Pd.
Hal Mauzé	75.00	
Gelbart Ober	96.00	
Mrs. Sobolewski	60.00	
Boys' Club	66.00	

Miss Ella Barron	\$ 50.00
E. Bates Eno.....	10.00 Pd.
W. Wirt Harrison.....	50.00
Mrs. Emily Harrison.....	5.00 Pd.
Mrs. Julia Taylor.....	15.00 Pd.
Miss Mamie R. Tutt.....	50.00 Pd.
Mr. E. G. Tutt.....	50.00 Pd.
Miss Celeste A. Green.....	10.00 Pd.
Charles Wheeler	60.00
Leo J. Voght.....	60.00
Miss Kate Smith.....	25.00 Pd.
Miss Adell Howard.....	25.00 Pd.
Miss Carrie Bingham.....	25.00 Pd.
Raeburn Green	10.00 Pd.
Wilmoth Green	10.00 Pd.
Estill Green	10.00 Pd.
Kathleen Green	10.00 Pd.
C. R. Garrison.....	30.00
C. R. Garrison (Special for Pastor's Study) .	100.00
Miss Lillian Baumgart.....	15.00
Miss Sabra Kennedy	25.00 Pd.
Miss Sallie T. Marx.....	13.00
Miss Meta C. Marx.....	60.00
Miss Fennell	60.00
J. F. Kelpe.....	24.00
Mrs. Clara A. Coates.....	10.00 Pd.
George and Jean Mauzé.....	50.00 Pd.
P. W. Robertson.....	1.00 Pd.
Mrs. John Barron.....	25.00 Pd.
Mrs. Meysenberg (Special for Kitchen).....	100.00 Pd.
Mrs. Lansing (Special for Ladies' Guild Room)	400.00 Pd.
Mrs. Mense (Special for Rear).....	40.00 Pd.
Mrs. Thomas Booth (Special for Dining Room)	300.00 Pd.
Mr. L. L. Prince (Special for Rear).....	100.00 Pd.
Men's Brotherhood (Special for Sunday School Room)	1000.00
Mrs. Bowman (Special for Rear).....	50.00 Pd.
Miss Gibson's Class (Special for Class Room)	150.00 Pd.
Mr. Percy Black's Class (Special for Room in Basement)	125.00
Mrs. C. L. Thompson (Special for Rear)....	25.00 Pd.
Sunday School (Special for Infant Class Room)	400.00
Mr. and Mrs. R. F. Paden (For Rear).....	25.00 Pd.
Mrs. Francis (For Rear).....	5.00 Pd.
W. W. Keyser.....	25.00 Pd.
Frost Trigg Lumber Co (Special for Rear)..	20.00 Pd.

Mrs. Reno	\$ 10.00	
Rev. C. E. Kickok (For Rear).....	62.50	
F. W. Chrisman (For Rear).....	25.00	Pd.
Mrs. Frank Pauley.....	100.00	
Mrs. Ray and Friends (Special for Decorating)	155.00	Pd.
Lewis Phile	10.00	Pd.
Church Collection at First Service.....	79.18	Pd.
Miss Albertine Barron	5.00	Pd.
John H. Overall.....	500.00	
George D. Barron.....	500.00	Pd.
Mrs. John N. Booth (Special for Rear).....	500.00	Pd.
J. L. Mauzé (Special for Pulpit).....	37.50	Pd.
John Barron (Special for Furnishing Thomas Barron Memorial Session Room).....	89.80	Pd.
Hogg-Harris Lumber Co. (Special for Rear)	25.00	Pd.
Mr. Black's Class (Extras for Room).....	3.50	Pd.
Miss Lizzie D. Black (Extras for Elizabeth Black Memorial Mission Room).....	10.60	Pd.
E. W. Hodgman (Special for Memorial Organ)	2500.00	
Miss Lucy Hodgman (Special for Memorial Organ)	2000.00	
W. W. Hodgman (Special for Memorial Organ	1000.00	
Marshall Hodgman (Special for Memorial Organ)	500.00	
Mrs. Ann Holliday (Special for Memorial Organ)	500.00	
Mrs. Garrison (Special for Communion Table)	50.00	Pd.
In addition to the above there is due from the Board of Deacons for monies loaned them from the Building Funds.....	1300.00	
Total of above subscriptions.....	\$37,531.08	

Also in addition to the above subscriptions the following have given memorial windows:

The children of the late Mr. and Mrs. A. F. Shapleigh, 2 windows.

Mrs. Rolla Wells, 1 window.

Mrs. Dent G. Tutt, 1 window.

FINANCING :

When we had ascertained the probable cost of constructing our new church under the proposed plans and had ascertained what proportion of our subscriptions would be paid in cash, we discovered that the work of financing the undertaking and of obtaining sufficient cash with which to pay the contractors as the work progressed would be extremely difficult.

Indeed, the older and more experienced members of the Committee were of the opinion that the undertaking could not be successfully financed. But more courageous counsels prevailed, and it was resolved that we would go forward with the work, relying upon the loyal assistance of our people and upon Divine Guidance and Strength. The Chairman of the Committee, upon whom the work of financing the undertaking devolved was authorized to make such arrangements as he might deem best and generally to get the necessary money when and where he could and upon the best terms obtainable.

His first work was to arrange for a loan upon the \$9000.00 5 per cent. note of the Congregation B'Nai Amoona, received in partial payment for the old church and secured by a second deed of trust upon the property at Lucas and Garrison Avenues. It was found impossible to sell this note without submitting to a very large discount, and no one would lend us money upon it alone as security. But two ladies of the church generously loaned us collateral upon which we secured a 5 per cent. loan from the Mississippi Valley Trust Co., and these ladies took the \$9000.00 note as security from us that we would pay off this \$9000 loan so obtained from the Trust Company and release their collateral.

Subsequently, when it was found that the proceeds of the deed of trust loan which were authorized were not sufficient to pay all the expenses of building, Mr. Chas. H. Huttig, of the Third National Bank, again came to our rescue and loaned us \$5500.00 upon the security of some of our subscription pledges, which were assigned to the bank as collateral security for that loan. While this was a perfectly safe thing for the bank to do, because we know that the loan will eventually be repaid in full with interest, yet a great many banks and financial agents are unwilling to make such loans to churches, and the Committee highly appreciates the liberal conduct of the bank in this instance and commends it to your favorable consideration. With the funds thus obtained, the last of our construction bills were paid, and this loan will be repaid as the **installments** are paid on the subscriptions which were pledged to secure it. By Divine blessing and judicious management we were enabled to pay all bills in cash as soon as they were due.

At one time it became necessary to give a bond for \$20,000.00 against mechanics liens on the new building, and, in order to avoid the expense of hiring a Surety Company to sign such a bond, the Chairmah called for members of the church to sign the bond as

sureties, and the following responded: John Barron, F. E. Woodruff, L. W. Manning and John F. Green.

The Chairman felt that the act of these three in signing that obligation with him was a peculiar compliment to himself, because it manifested not merely their confidence in his honesty, but also their belief in his ability as a business manager and financier.

At another time, when we desired to borrow \$5000.00 from the Home Mission Board of our church, a call was issued for volunteers to endorse that note, and nearly all the members of the Building Committee and several members of the congregation responded, and endorsed the paper.

CONTRACTORS.

The contract for the brick work of the new church was let to Mr. John Barron, and the S. L. Jones Building Company was the contractor for the remainder of the construction, except the finishing of the rear portion, which was finished by Mr. L. W. Manning.

The organ was built by the R. F. Kilgen Organ Company; the pews were furnished by the Superior Mfg. Co., and the fixtures by the Kraushaar Brass Mfg. Co.

The following is a list of the expenditures made by the Committee for different portions of the work:

FOR PURCHASE, GRADING AND IMPROVEMENT OF LOT, ETC.

Paid for lot.....	\$10,000.00
“ “ Sodding and grading lot.....	99.50
“ “ Planting trees	5.00
“ “ Street construction	478.65
“ “ Title Co. for certificates.....	15.00
“ “ Recording fees and printing.....	8.25
“ “ Assessment to Washington Terrace Imp. Ass..	5.00
“ “ Excavating in alley.....	15.00
“ to Bradley & Quinette, commission on \$20,000 loan	300.00
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	\$10,926.40

EXPENDITURES FOR AUDITORIUM.

Jones Building Company, contract for construction of auditorium (except brickwork).....	\$33,180.00
Extras in Jones' contract.....	845.79
John Barron, brickwork (original estimate).....	15,000.00
Extras in brickwork (setting argonite, etc.).....	1,150.46
Ventilator frames and cords.....	192.00
Mariner & LaBaume, architects.....	2,933.00

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Paid Lynch, architect, for plans for moving and rebuilding old church	\$ 300.00
Superior Mfg. Co., for pews.....	1,825.00
Kraushaar Brass Mfg. Co. and Frank Adam, for fixtures for auditorium	515.35
Wright & Gilmore, decorating.....	346.00
Elliott & Barry, radiation and heating plant.....	1,825.00
Extras in heating contract.....	85.14
Extra painting, Scott & Wolff.....	48.30
Dressing algonite	290.00
Tiling for vestibule.....	300.00
Geller, Ward & Hasner, hardware.....	271.00
St. Louis Fire Prevention Bureau.....	9.75
 Total	<u>\$59,116.79</u>

FOR ORGAN:

R. F. Kilgen, for organ.....	\$6,500.00
Extras for organ:	
Granite base	12.00
Extra wiring	26.00
 Total for organ.....	<u>\$6,538.60</u>

EXPENSES FOR FINISHING REAR PORTION OF CHURCH:

John Barron, brick mantels.....	\$ 160.38
L. W. Manning, original estimate.....	4,500.00
L. W. Manning, extras.....	1,601.23
Geller, Ward & Hasner, hardware.....	106.35
Gross Gas & Elect. Fixt. Co., for fixtures for rear.....	185.00
 Total for finishing rear.....	<u>\$6,552.96</u>

FOR FURNITURE:

Thos. Barron, Memorial Session room furniture and carpet..\$	89.80
Pulpit lectern	40.00
J. Kennard & Sons, door mats.....	22.50
Plates and numbers for pews.....	17.14
J. Kennard & Sons Carpet Co., carpet for pulpit.....	74.00
Communion Table	50.00
Prufrock-Litton, furniture	8.40
Prufrock-Litton, for chairs for chapel and primary room...	310.00
For roll partitions, hauling, hanging, etc.....	192.25
 Total	<u>\$804.09</u>

All bills for postage, printing, etc. were paid by the Chairman and have not been charged against the Building Fund.

SUMMARY:

Lot and improvements.....	\$10,926.40
Auditorium contracts	59,116.79
Finishing rear	6,552.96
Furniture	804.09
Organ	6,538.60
Grand total	\$83,938.84

If to this amount there is added the cost of the Memorial windows it brings the total cost of our present property to about \$90,000.00.

ECONOMIES IN BUILDING.

Both the Building Committee and the congregation desired to have the new church commodious enough to allow for future growth, and also to have it completely equipped for carrying on all departments of modern church work. To obtain this result with the limited means at our disposal it was necessary to have the architects revise their plans several times in order to eliminate all extravagant or unnecessary ornamentation, and once the work had been commenced, the Chairman of your Committee tried in every possible way to avoid any changes in the plans during construction, or any "extras" that would increase the cost over the original contract prices. So rigid was he compelled to be in this respect that on several occasions he almost offended members of the Committee and the congregation by refusing to sanction proposed changes which, while they might have added to the beauty of the structure, would certainly have involved an additional cost, which in his judgment we could not afford. In spite, however, of the stand taken by your Chairman in regard to alterations and "extras," it was found necessary to make some changes in the plans as the work progressed, which involved an additional expense, and some others, although not absolutely necessary, were so obviously desirable that the Chairman reluctantly permitted them to be made.

MEMORIAL FEATURES:

In our old church at Lucas and Garrison Avenues there were no memorial features. We are greatly pleased, however, that we already have a large number of memorials in our new building. We now have three beautiful Memorial Windows in place, and another is ready to be installed. We have also the Hodgman memorial organ, the Thomas Barron Memorial Session Room, and the Elizabeth G. Black Memorial Mission Room. The church would

be greatly improved both in the light effects and in its interior appearance if we had two more memorial windows for the east side of the auditorium. The tower would also make a splendid memorial, and could be erected for about \$7,500.00. As God shall prosper you, remember that you owe it to Him to do what you can for the completion and adornment of His sanctuary.

PART UNFINISHED :

The church is not yet completed. It was designed to have a finished basement under the auditorium and to have a graceful spire just in front of the Clara Avenue entrance. These have not been completed, partly from lack of funds and partly because we have at present no pressing need for the basement under the auditorium. The Committee, because of lack of funds, has not been able to complete the furnishing of the church, but our different societies and organizations will soon have finished the work of furnishing. It is unnecessary to include here a *description* of the new church, because all of you have become familiar with it. It is sufficient to say that we believe it has given general satisfaction to our own people, and that we have received many flattering compliments upon it from strangers and members of sister churches; and when we compare its working facilities with those of other church buildings in our section of the city, many of which have cost far more to construct, we have no occasion to feel ashamed of it.

CONCLUSION :

God in His great mercy has abundantly blessed and prospered us in this work. The location has proved to be a wise and happy one. The structure erected is satisfactory and suitable for our needs, and it is commodious enough to accommodate our future growth. Our old members were loyal and faithful during the long and trying times when we were without a settled place of worship, and they all came with us to our new home. We have enjoyed a splendid growth since the completion of our building both in Sabbath School and church, and many earnest, active Christians, of whom any church might well be proud, have cast in their lot with us.

Let us go steadfastly forward confident of Divine favor, trusting that He who has safely led us thus far upon our course will still continue His guiding care and will move His people to contribute whatsoever may be needed to carry on his work successfully.

Respectfully,

JOHN F. GREEN,
Chairman.