

2008 Junior Warden's Report by G.W. Kelly, Junior Warden
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During 2008, St. Johns passed the 100 year mark at the Arsenal street location. Like most St. Louis buildings of that time the physical structure remains sound. The building committee of Aaron Wellborn, Bryan Cather, Scott Moore, Danny Reed and Robert Lyles have been in the forefront of addressing the various cracks and breaks that have occurred over the last year and needs of the buildings tenants – IWRP, AAMA, and the tenants of the flat.

In 2009 as part of the day care project, an assessable entrance will be created along with complete renovation of the existing nursery and the old rectory kitchen. This will be covered by the daycare center's grant. As the day care will need new restrooms, it is planned to renovate/make accessible the existing restrooms in the Parish Hall, Pastor Mithen is researching funding for this

St. Johns physical structure is comprised of four buildings, the Sanctuary, Wainwright wing, Parish Hall and the office space/rental flat. Below is a breakdown on major work and needs (beyond cosmetic).

The Sanctuary

Major Work Completed was the repair of the Chancel ceiling after the earthquake last spring.

Overriding need is the repair of the roof including some form of insulation. Additionally, but not unrelated is electrical upgrades – fuse panel dates from 1930s, lighting, repair of the stained glass windows and some type of exhaust/fan system for the summer. Minor tuck pointing and plaster repair. Exterior steps need attention.

Wainwright wing

The Chapel was repainted and new carpet installed. Two large commercial electrical panels were installed that will service the kitchen and Wainwright Wing.

The bell tower is in series need of tuck pointing/roof work and some type of insulation is needed for the second floor. The electrical service for the Wainwright is vintage 1940s and needs additional outlets and circuits. Minor tuck pointing. Exterior steps need attention.

Parish Hall/Nursery

One of the large ac units was replaced (donated by Dodd Heating and Cooling). The sump pump in the basement was replaced and a hood in the kitchen was installed. A

three compartment sink was installed and an icemaker was donated. Upgrading of the electric is in progress.

The ac unit was a used one provided as a temporary fix and may or may not last through another summer. The windows need to be replaced in the hall for heat/ac conservation. Updated lighting would enhance the space.

Office/Flat

The Library and Pastor Mithen's office were repainted and a new ceiling installed. Tuck pointing on the top of the front of the building was completed along with other spot tuck pointing. There were several plumbing backups as well as the replacement of a water heater.

The buildings windows are in very poor shape and need to be replaced. The flat needs to have central air installed. The front stoop is in poor condition.

Overall, there is much painting and let's not talk about the basement collections!