

KANE STREET SYNAGOGUE

C A P I T A L C A M P A I G N

C O N G R E G A T I O N B A I T H I S R A E L A N S H E I E M E S



New Year Omnibus Update

September 2017/ Tishrei 5778

An overview of the progress made in 2017 on the ongoing renovation initiatives at Kane Street Synagogue



REFLECT RENEW REJOICE לכו ונבנה

Brick by Brick: Moving Forward with our Exterior Restoration



We are pleased to report that significant progress has been made since restoration work began on the exterior of the sanctuary building in January.

Our general contractor, Nova Construction Services, began its work by focusing on the restoration and replacement of interior brickwork in the towers. Now that this component is complete, Nova's crew has turned its attention to the exterior. At this point in the project, Nova and our architect, Walter B. Melvin Architects (WBMA), have provided us with an estimated completion date for the exterior project: spring 2018.

Today, if you peer up through the scaffolding, you will see that the stucco has been removed and the process of repointing, grouting and replacing exterior brickwork has begun. This will ensure the structural stability of the towers and

façade. When the process is complete, our new-and-improved brickwork will create a secure substrate for stucco application. We expect that application of the first (or scratch) coat of stucco will be completed this fall. Then, the stucco will be left to cure until spring, when work will recommence on the final (or finish) coat.

The project continues to be closely monitored by the team at WBMA, which makes weekly site visits to Kane Street. They receive updates from Nova, examine current conditions and discuss next steps—information they share with members of our Building Committee. WBMA has also reported that they are very pleased with the Nova crew, which has demonstrated a high



level of care, thoroughness and craftsmanship.

Kane Street has also made plans to enhance the façade with an increased level of detailing.

During his initial presentation to the Kane Street community in January 2016, WBMA Principal Robert Bates shared historical photographs of the building, as well as architectural renderings that revealed how the structure's decorative components have evolved since its construction



in the 1850s. Robert noted various options for Kane Street to consider, including reintroducing a portion of the building's original decorative elements.

As the project has moved forward, the Building Committee—in consultation with the Board of Trustees—considered various design options, and decided to reintroduce select decorative components which will both enhance the appearance of the façade and serve as protection against the elements. We will add more intricate cast stone cornices at both towers as well as cast stone window hoods and sills at the arched openings. The building will be further enhanced by more elaborate band coursing and base detailing, as well as a façade scored in a brick-like pattern reminiscent of the original structure.

The Kane Street community is deeply grateful to the Lillian Goldman Charitable Trust for its \$750,000 leadership gift to our capital campaign, a contribution that allowed us to launch the exterior restoration project.

A portion of this work is also being funded by a Jewish Heritage Fund challenge grant awarded to Kane Street in 2016 by the New York Landmarks Conservancy's Sacred Sites Program. The agency granted Kane Street a



\$40,000 award for restoration of our façades and towers. Because we are reintroducing historical design elements to the window hoods and sills, we have received an additional \$10,000 from the Conservancy. Kane Street is deeply grateful to the Conservancy for its support.

The work is not yet complete, but there is much to celebrate. We have made considerable progress, thanks to our Building Committee volunteers, our professional staff and our partners at Nova and WBMA. We appreciate the entire Kane Street community for its patience and support, and will continue to share updates as the work moves forward.

Sanctuary Interior Project

In June 2016, Kane Street began a partnership with H3 Hardy Collaboration Architecture, the firm we engaged to guide our community as we make plans to renovate the interior of the sanctuary. Over a 10-month period, the H3 team held focus groups, gave a community-wide presentation, interviewed our professional staff, made multiple site visits and convened regularly with members of our Building Committee. Under the leadership of H3 Principal Ariel Fausto, H3 analyzed nearly every part of Kane Street's physical plant.

After months of study and design, H3 presented Kane Street with a comprehensive set of drawings in March 2017. This package outlines a series of renovation projects in the sanctuary and the Goldman Center. They include beautiful, functional design options for the sanctuary interior, a reconfigured entry plaza, a new lobby, a new chapel in place of the choir loft balcony, and a more flexible community room space with the addition of moveable room dividers. H3 also provided us with reports from structural, mechanical, code and audio/visual consultants. We anticipate that these drawings will serve as a blueprint for synagogue upgrades and renovations for many decades to come.

All of H3's drawings were organized into discrete projects that Kane Street can price and complete separately. Our next step was to have Westerman Construction, our construction management firm, take H3's plans and use them to prepare a comprehensive pricing package that assigns preliminary costs to all aspects of the design.

Now, with H3's drawings and Westerman's pricing estimates in hand, we are moving forward with the next phase of the project: Design Development. With guidance from the Board of Trustees, the Building Committee has directed H3 to focus specifically on options for upgrades and improvements to the sanctuary interior.

At the conclusion of the Design Development phase, Kane Street will receive detailed plans which will emphasize:

STRUCTURAL AND SYSTEM UPGRADES

Rebuilding the sanctuary floor, making electrical upgrades, installing new lighting and audio systems, refurbishing the radiators, and re-plastering and painting the walls and ceilings.

SAFETY

Installing a fire suppression system which will bring the sanctuary up to current building code standards. Rebuilding the staircase in the West Tower, with the addition of code-compliant egress from the choir loft.

ADA COMPLIANCE

Re-designing and upgrading our bimah and choir loft to make them ADA compliant.

FLEXIBILITY

Exploring a new bimah, new movable pews and a new movable *amud* (lectern) that would allow us to maintain the sanctuary as our center for prayer, reflection and study, while gaining the flexibility to use the space for community events, cultural programs, youth and adult education activities, and social programming. New pews—which are beautifully designed furnishings—would give us the option to create multiple seating configurations for the sanctuary—from smaller, more intimate arrangements, to layouts that would accommodate larger gatherings.

A USABLE AND ACCESSIBLE CHOIR LOFT

Making structural repairs to our choir loft and providing access from the second floor of the Goldman Center. With these upgrades, the choir loft will become usable community space for classes, gatherings, meetings and more.

In addition, H3 will guide us in the selection of materials and will provide Kane Street with large-scale drawings which describe in greater detail the way the pieces of the project fit together. In the coming months, we will schedule a community-wide presentation to share additional plans and options for the sanctuary interior.

Kane Street Synagogue is dedicated to providing an inspiring place for our members and guests to worship, celebrate, learn and support one another. Thanks to the efforts of many people in our community, we are making progress towards realizing our vision of preserving our sanctuary's historic beauty while updating it to meet the current and future needs of our congregation.



Watch for announcements about a community-wide meeting in the coming months, which will offer the opportunity for us to see progress made in the Design Development Phase.

We always welcome feedback!

Please send comments to design@kanestreet.org

Reaching New Heights: Exciting Plans for the Roof of the Goldman Center

As part of our broader restoration effort, Kane Street will build a community gathering place on the roof of the Goldman Center. This milestone marks the culmination of an effort that began over a decade ago with the top-to-bottom reconstruction and expansion of Kane Street's community building.

The completion of the Sol and Lillian Goldman Educational Center in 2004—made possible by generous contributions from Kane Street members and friends—heralded a new era for our congregation, bringing Kane Street new vigor, a deeper presence in the neighborhood and increased financial stability. We went on to establish Kane Street Kids, to strengthen our Hebrew School, to launch the Brooklyn Israel Film Festival, to offer new community programs such as our Open Beit Midrash and much more.

Our original design plan for the Goldman Center included usable public space on the roof. However, despite the incredible generosity of the Kane Street community during our 2001-2004 Renewal Campaign, the construction of a rooftop enclosure had to be postponed due to limited resources. We are thrilled that Kane Street is launching this project now, as we also continue our restoration work on the sanctuary building.

During the last few months, Kane Street has been engaged in a process to identify an architectural firm for the rooftop project. We initially met with three firms, and enthusiastically approved moving forward with GVZ Architects, a Brooklyn-based partnership providing a full range of architectural services.

We expect the first design phase to begin in fall 2017. Fortunately, the elevator and stairwells of the Goldman Center were designed and built to provide access to the roof. Moving forward, we will install fencing, flooring, lighting and other components which will enable us to obtain public assembly and school permits and to comply with landmarks requirements. We will also correct some conditions which may interfere with access for persons with disabilities.

When completed, the rooftop will serve as a safe, legal and multi-functional area that will greatly enhance our facility and programs. The space will enrich Kane Street Kids by providing a much-needed outdoor play area for our preschoolers. It will also serve as an outdoor classroom for our Hebrew School students and be a spectacular venue for community-wide events, including Shabbat and holiday celebrations, social gatherings, *simchas*, family programs and more. The potential for this flexible space is truly exciting.

We extend special thanks to a committee of Kane Street members whose volunteer efforts have been and will continue to be integral to moving this project forward: Shira Berger, Ellen Bowin, Adrienne Cohen, Laurie Lieberman, Danny Magill and Susan Rifkin. Seed money for the rooftop space has been generously provided by Howard Brickner and Tracy Makow and by an additional anonymous donor. As the design process and capital campaign progress, we will continue to update the congregation as we create this wonderful new gathering place for the Kane Street community.

Moving our Building Projects Forward with Financing from BankUnited

We are happy to announce that BankUnited, N.A. has agreed to provide financing that will allow us to move forward with our current building projects.

As we considered our mortgage refinancing options in 2015, Kane Street reached out to a number of banks. Our goal was to find continued financing at favorable rates, with a bank that understood the particular financial needs and constraints of a religious institution. BankUnited—a national bank based in Miami that is actively expanding into New York City—emerged as the most suitable financial partner for Kane Street.

And now, as restoration work on the sanctuary exterior progresses, and as Kane Street contemplates design options for the interior, BankUnited has agreed to extend an additional loan to Kane Street. This loan will allow Kane Street to borrow up to \$1 million to be repaid over a seven-year period. We pursued this

financing so that we can continue with design and construction work while we solicit new Capital Campaign pledges and wait for existing pledges to be paid out. The loan gives us more flexibility in scheduling our construction projects. We are working carefully to ensure that we do not take any more financing than we expect to be able to repay using pledge payments.

As required by the New York State Attorney General, a resolution to allow Kane Street to move forward with the BankUnited loan was presented at the synagogue's annual meeting on June 22, 2017. The congregation voted to approve the resolution, and the loan is slated to close in September 2017.

Thank you to Kane Street members Ralph Kleinman and Shawn Fox for their assistance and guidance during the process of securing this new financing. Kane Street also thanks McGuireWoods LLP for representing the synagogue pro-bono for the closing of the loan.

Special Thanks to Our Building Committee

The work on the sanctuary exterior, and development of plans for the interior, continue to be spearheaded by Kane Street congregants who generously volunteer their time as members of the Building Committee. Committee members for both the interior and exterior sanctuary projects include Ellen Bowin, Hilda Cohen, Judith Greenwald, Miriam Harris, Ariel Krasnow, Marc Kushner, Laurie Lieberman, Chava Ortner, Susan Radin, Susan Rifkin, Joanne Robinson, Howard Schneider, Michael Shelanski and Philippe Visser. We are thankful for their service to our community.