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Keshet Israel 2013-2014 Capital Campaign **Phase I Repair Update**

In February 2013, we kicked off a two year Capital Campaign to raise \$250,000 towards the repair and maintenance of the three buildings Keshet Israel owns: the shul building, the *Bayit*, and the Rabbinic Residence on O Street.

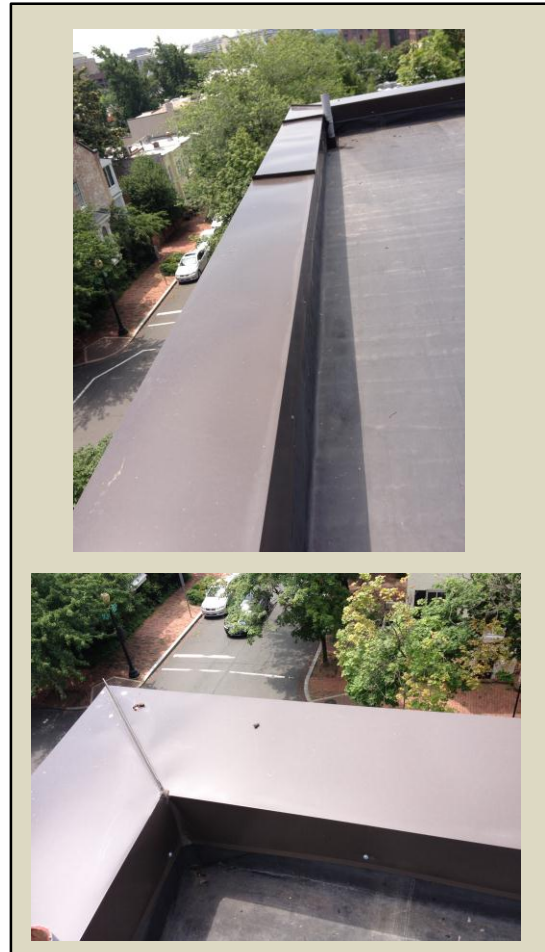
Phase I of the work started in March 2013, focusing primarily on issues related to external structural deficiencies of each building. Below is a full report on Phase I repairs across all three shul properties.

The Synagogue Building

Roof: Moisture had been seeping into the walls of the main sanctuary, because the copper cap on the top of the exterior wall had been poorly maintained over time. To repair holes, over the years tar or roofing sealant was used but that was only a temporary fix and did not get to the root of the actual problem. So, a new aluminum cap was installed.

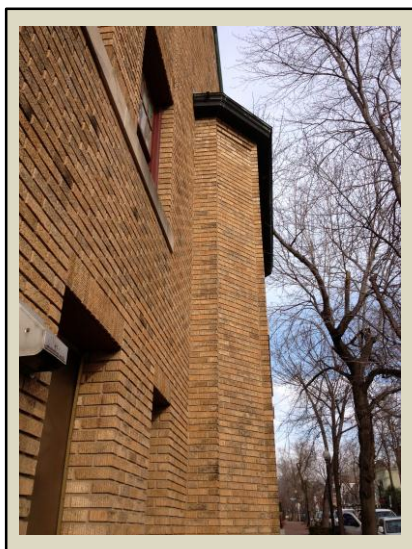


Copper Cap- Before

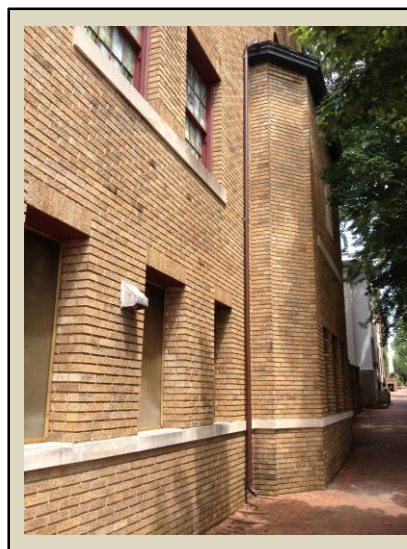


Copper Cap- After

Gutters: The gutter surrounding the alcove for the *aron hakodesh* on 28th Street was not draining as it should, which caused water penetration into the walls of the shul. **The gutters were therefore cleaned and a new downspout was added to the side of the building on 28th Street to aid in draining water off the roof.**



Downspout- Before



Downspout- After

Masonry Gables: The brick work on the roof gable (A-shaped roof framing) needed to be re-pointed and waterproofed.

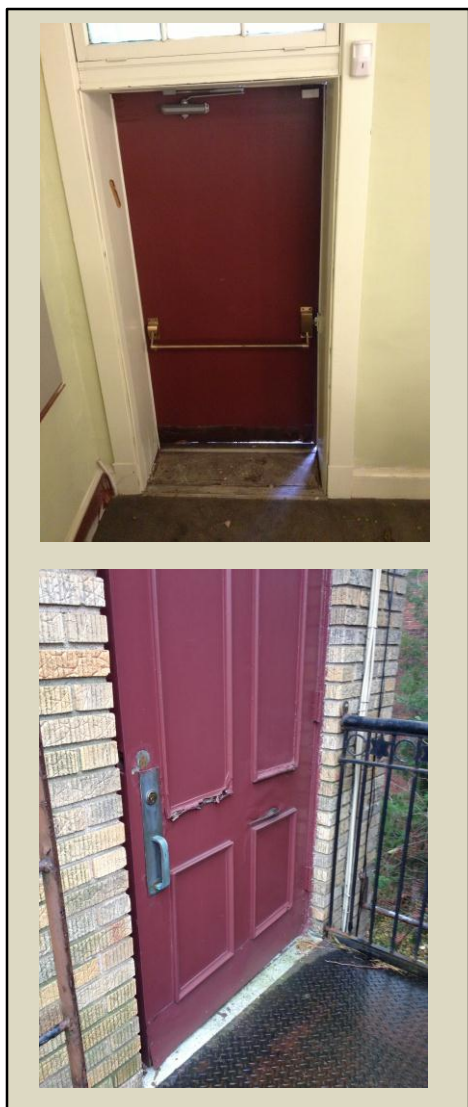


Masonry Gable- Before

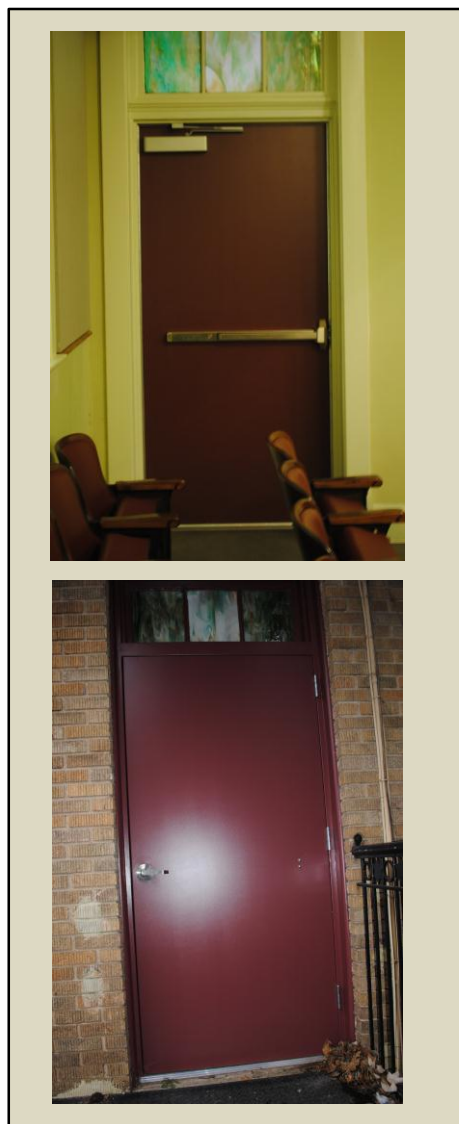


Masonry Gable- After

Back Doors: The original doors and frames at the rear exits of the shul building (all three levels) were made of wood, which have deteriorated over the years. The doors did not close securely, allowing for drafts and posing a security vulnerability. The new doors and frames are made of hollow metal, which is more secure, properly sealed, and better suited for the shul. **By replacing the doors, and the hardware for opening/closing, the doors are now 100% functional and will keep the shul building more secure.**



Doors- Before



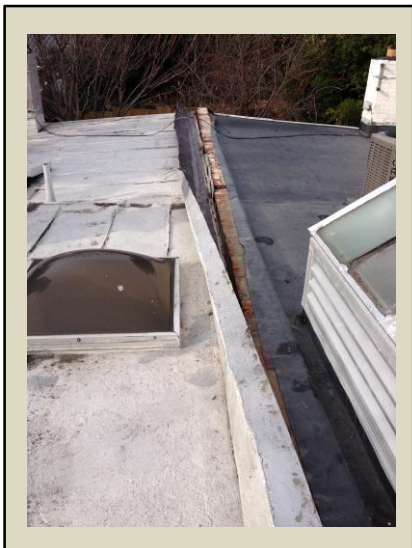
Doors- After

Boiler Room Exhaust Pipe: The water heater exhaust pipe in the boiler room was not properly fastened, causing the pipe to be in constant contact with material that could ignite, causing a potential fire hazard. The exhaust pipe was therefore fastened properly.

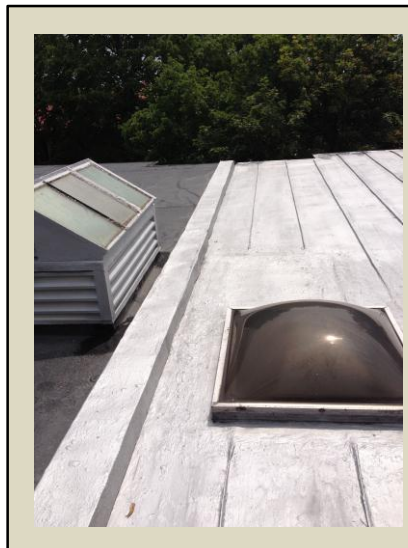
Back Exit Fire Escape: The fire escape stairs in the back of the building were deteriorating, with peeling paint. **The stairs were therefore completely stripped of old layers of paint and rust, cleaned, and repainted with 2 coats of paint and an anti-rust coating.**

The Bayit

Roof: The aluminum cap was not properly fastened onto the roof, causing water damage on the interior of the Bayit. **The cap was fixed and fastened appropriately.**



Roof- Before



Roof- Before

Chimney: The Bayit has two chimneys and one of them was uncapped. Uncapped chimneys allow rain water to enter the home and cause severe water damage. In addition, both chimneys needed to be repainted and waterproofed to prevent additional internal water damage.



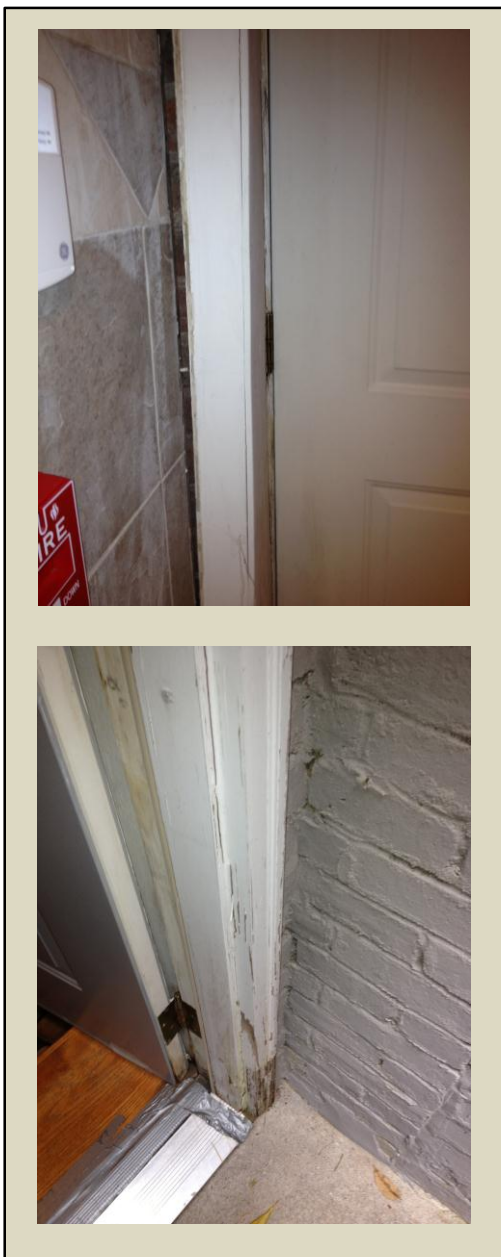
Chimney- Before



Chimney- Before

Gutter: The gutter needed to be re-attached and a new leaf guard installed on the south side (near the basement/National Capital Mikvah entryway)

Basement Entry Door: the door to the basement/mikvah was not installed properly, resulting in water penetration around the frame and leakage into the mikvah. **The door was completely replaced and a new frame was installed as well.**



Basement Entry Door- Before



Basement Entry Door- After

Basement Mechanical Room Vent Window: The window in the basement mechanical room needed to be replaced because of water damage.

Mikvah Piping: The water collection pipes leading from the roof the Bayit to the mikvah were hanging precariously off of the Bayit wall and were not properly directing the rain water. After consulting with a mikvah expert, the pipes were re-configured and securely fastened against the wall.

Rabbinic Residence at O Street

Rear Porches: The rear deck, which has 3 levels, was deemed structurally unsound. The floor framing appeared to be undersized and wood rot had set in. **The entire structure was demolished and rebuilt.** We had to apply for permits and the plans had to be approved by the Old Georgetown Board before any work could begin.

Roof: Coating on the metal roof was wearing out and needed to be repainted to prevent corrosion. In addition, there was an area on the roof which comes into contact with the rear porch roof; this area was coming apart and causing internal water damage.

Masonry Baring Wall: A masonry baring wall supporting part of the roof structure in the attic had failed and therefore needed to be rebuilt.

Chimney: There is masonry on top of the chimney which protects the boiler. The masonry was deteriorating at the top and needed to be repaired.