

KESHER ISRAEL SYNAGOGUE

SECURITY UPGRADES

CODE SUMMARY:

CODE:

DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS TITLE

- 12 CONSTRUCTION CODES, 2017

2015 INTERNATIONAL EXISTING BUILDING CODE, AMENDED BY 2017 DCMR 12A

ICC/ANSI A117.1 2009, AMENDED BY DCMR 12A 2009

2014 NATIONAL ELECTRIC CODE, AMENDED BY 2017 DCMR 12C

2015 INTERNATIONAL FUEL GAS CODE, AMENDED BY 2017 DCMR 12D

2015 INTERNATIONAL MECHANICAL CODE, AMENDED BY 2017 DCMR 12E

2015 INTERNATIONAL PLUMBING CODE, AMENDED BY 2017 DCMR 12F

2015 INTERNATIONAL FIRE PREVENTION CODE, AMENDED BY 2017 DCMR 12H

2015 INTERNATIONAL ENERGY CONSERVATION CODE, AMENDED BY 2017 DCMR 12I

USE GROUP: ASSEMBLY GROUP A-3

PLACES FOR RELIGIOUS WORSHIP

TYPE OF CONSTRUCTION:

TYPE III-B

HEIGHT: 55 FEET

STORIES: 2 ABOVE GRADE PLANE

AREA: 9,500SF

FIRE-RESISTANCE RATING (IN HOURS) REQUIREMENTS PER

CONSTRUCTION TYPE:

PRIMARY STRUCTURAL FRAME: 0

BEARING WALLS: EXTERIOR 2

INTERIOR 0

NONBEARING WALLS

INTERIOR: 0

FLOOR CONSTRUCTION

AND SECONDARY MEMBERS 0

ROOF CONSTRUCTION

AND SECONDARY MEMBERS 0

EXISTING CONDITIONS:

HEIGHT: 36 FEET (TO TOP OF PARAPET)

STORIES: 2 [TWO-STORIES ABOVE THE GRADE PLANE]

AREA: 1900 GSF

ADDRESS: 2801 N ST NW WASHINGTON DC 20007

SQUARE 1236

LOT# 800

ZONE DISTRICT: R-20

OWNER: KESHER ISRAEL SYNAGOGUE

2801 N ST NW

WASHINGTON, DC 20007

FUNCTION: SYNAGOGUE AND SOCIAL HALL

DESCRIPTION OF EXISTING CONDITIONS:

SYNAGOGUE AND SOCIAL HALL:

1ST FLOOR 1860 GSF

2ND FLOOR 1860 GSF

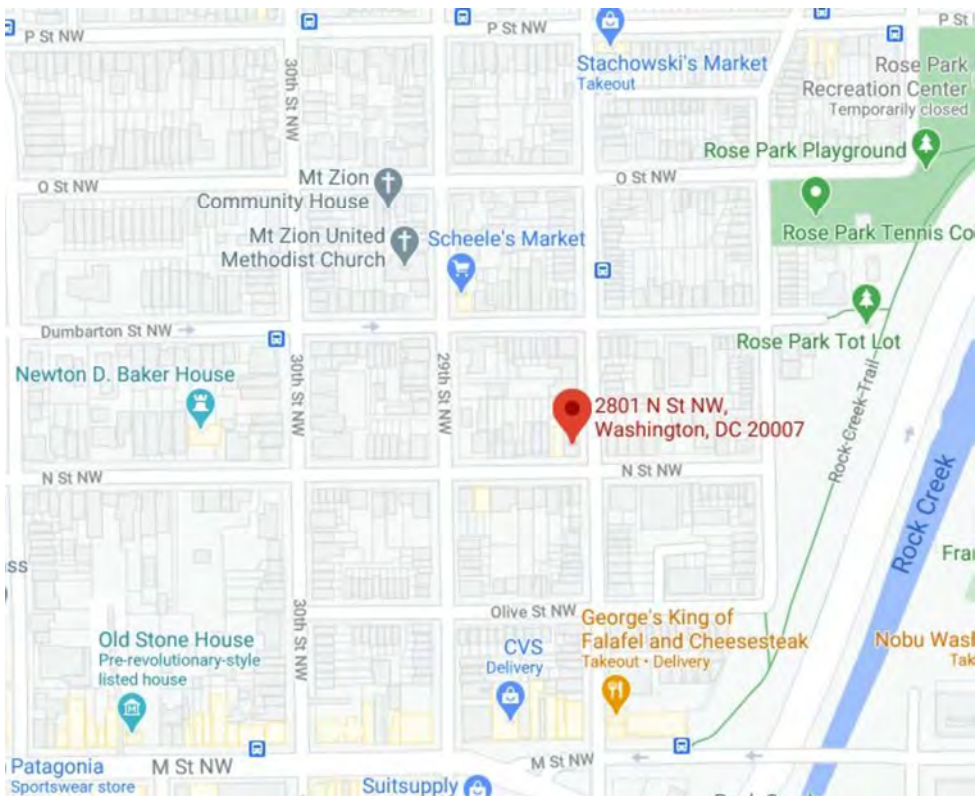
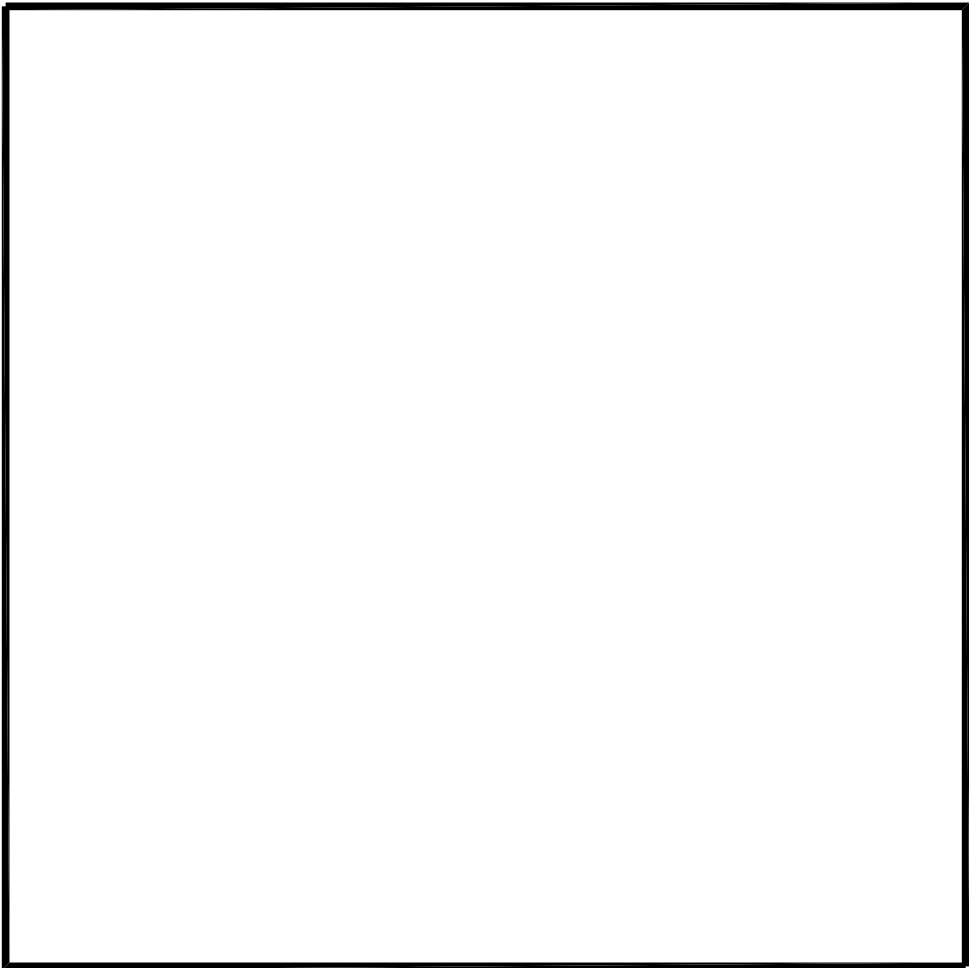
3RD FLOOR/BALCONY 1050 GSF

PROJECT SUMMARY: SECURITY UPGRADES INCLUDE:

- INSTALL THREE STEEL BOLLARDS AT THE SIDEWALK IN FRONT OF THE FRONT ENTRANCE,

- REPLACE THE FRONT DOORS AND THE THREE REAR EXIT DOORS AND HARDWARE WITH NEW SECURE DOORS AND HARDWARE,

- INSTALL A SIX-FOOT HIGH METAL FENCE ON TOP OF AN EXISTING MASONRY WALL SEPARATING THE REAR YARDS BETWEEN 2801 AND 2803 N ST.



VICINITY MAP



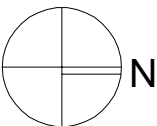
LOCATION MAP

G0000
COVER SHEET

ISSUE DATE:	APRIL 22, 2021
KSA PROJECT NO.:	102102
DRAWN BY:	BL
CHECKED BY:	SK/BL



2801 N ST NW WASHINGTON DC 20007





CONTEXT PHOTOGRAPHS - 28th & N STREETS



CONTEXT PHOTOGRAPHS - REAR YARD
BRICK WALL



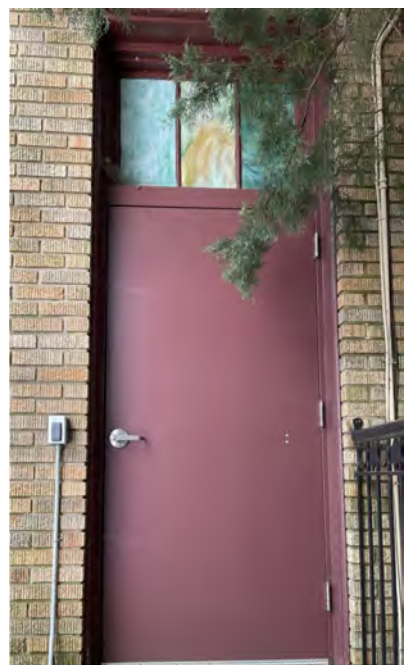
PHOTOGRAPH PH1 -
FRONT ENTRANCE DOOR



PHOTOGRAPH PH2-
REAR EXIT DOOR AT
1ST FLOOR



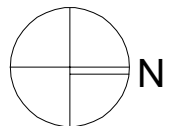
PHOTOGRAPH PH3-
REAR EXIT DOOR AT
2ND FLOOR



PHOTOGRAPH PH4-
REAR EXIT DOOR AT
3RD FLOOR

CONTEXT PHOTOGRAPHS -
SYNAGOGUE DOORS TO BE REPLACED

G0001
CONTEXT PHOTOS



2B FENCE SECTION

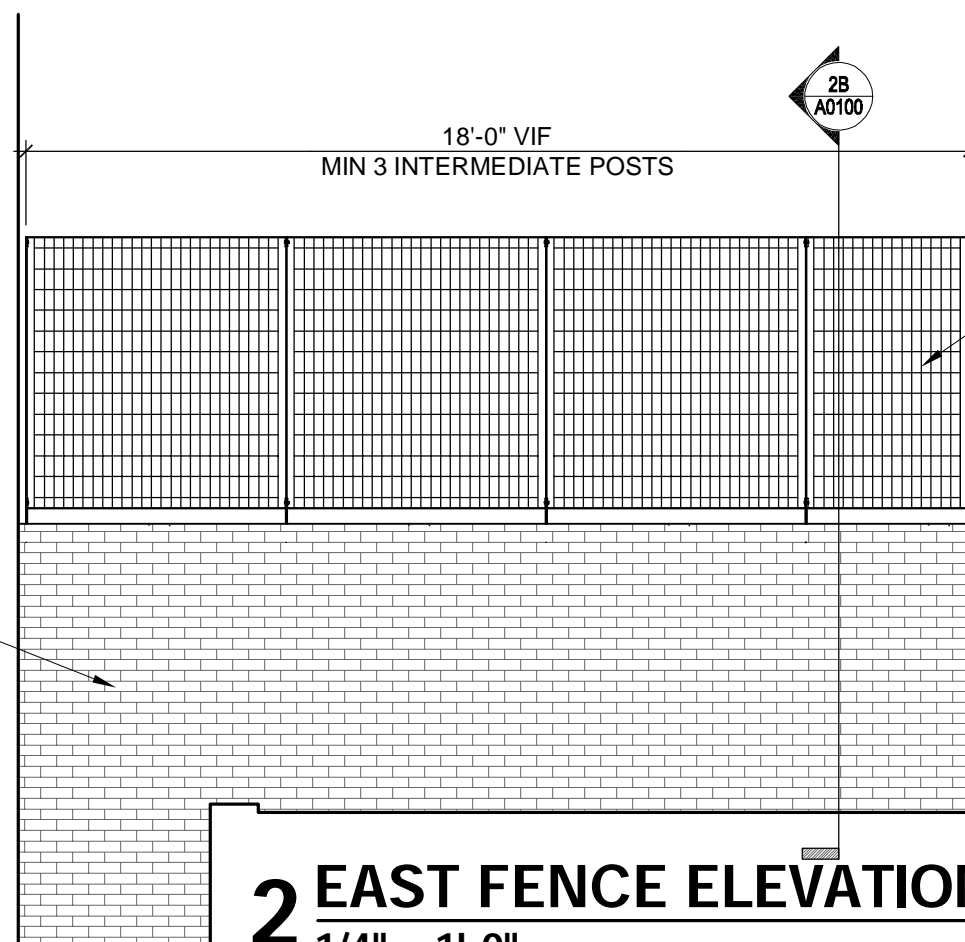
1/4" = 1'-0"



IMAGES OF THE PROPOSED REAR YARD METAL FENCE INSTALLED ON TOP OF EXISTING BRICK WALL

2 EAST FENCE ELEVATION

1/4" = 1'-0"

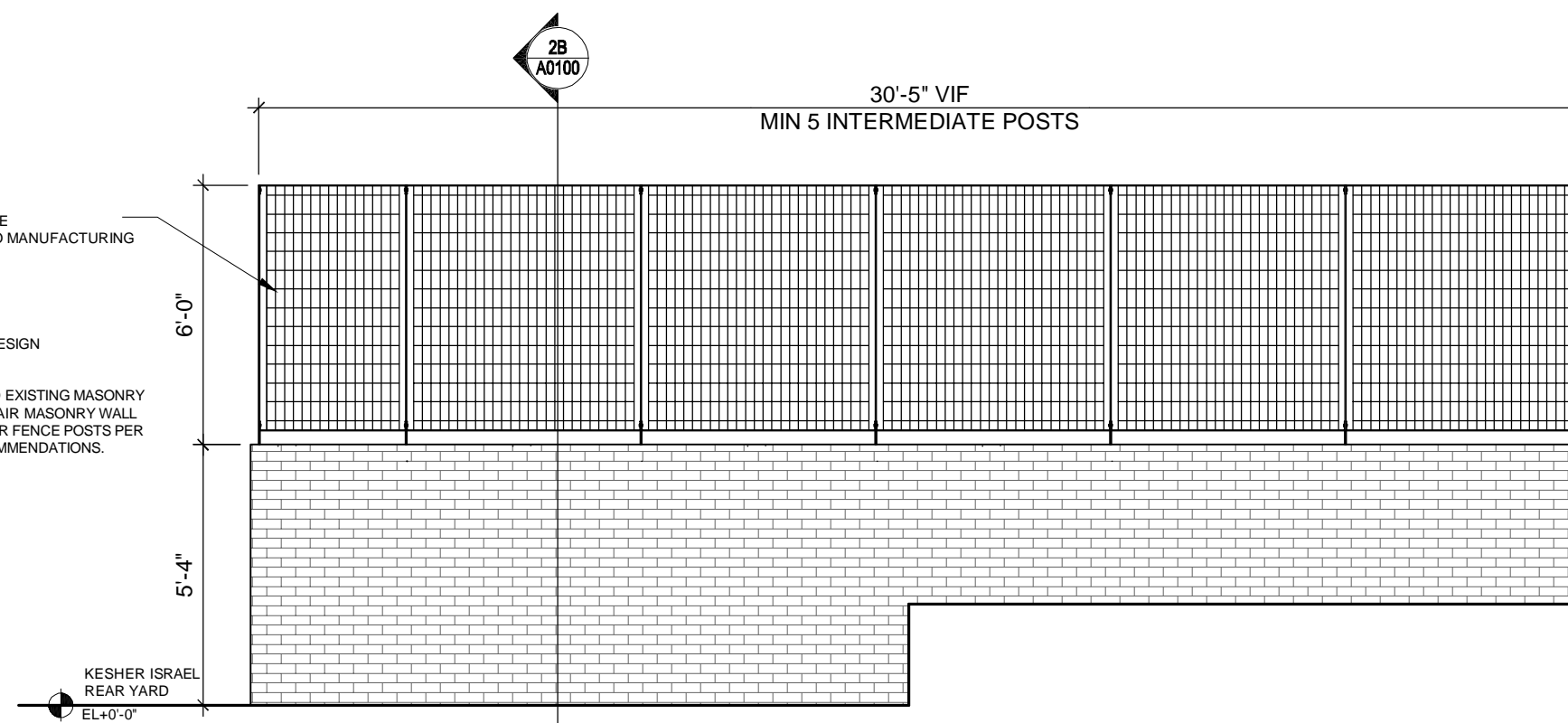


6-FOOT HIGH STEEL FENCE
MANUFACTURER: AMETCO MANUFACTURING
CORP.
4328 HAMANN PARKWAY
POB 1210
WILLOUGHBY OHIO 44096
T: 800-321-7042
MODEL: 048-042 SHIELD DESIGN
FINISH: GALVANIZED

SECURELY ANCHOR INTO EXISTING MASONRY
WALL. INSPECT AND REPAIR MASONRY WALL
AS REQUIRED TO ANCHOR FENCE POSTS PER
MANUFACTURER'S RECOMMENDATIONS.

1 NORTH FENCE ELEVATION

1/4" = 1'-0"



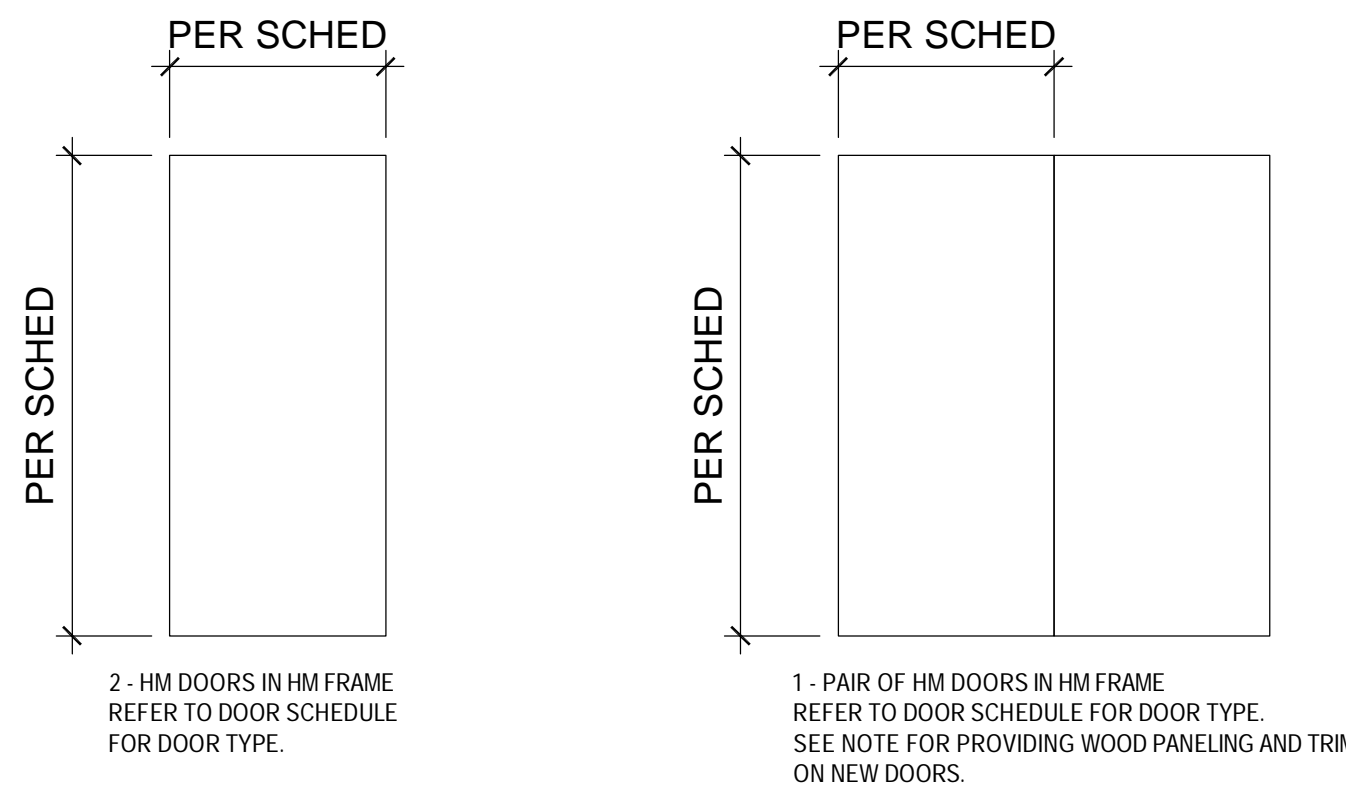
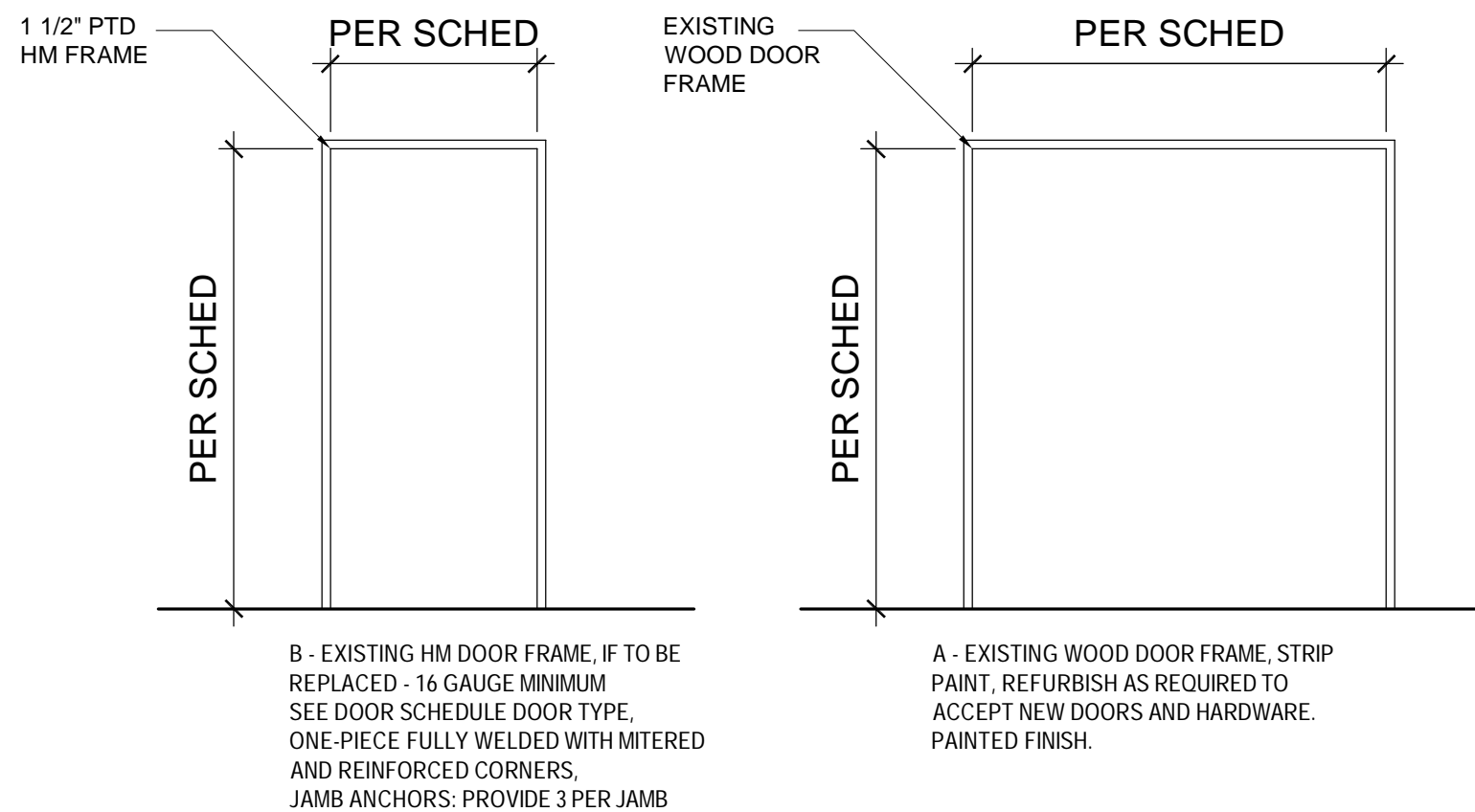
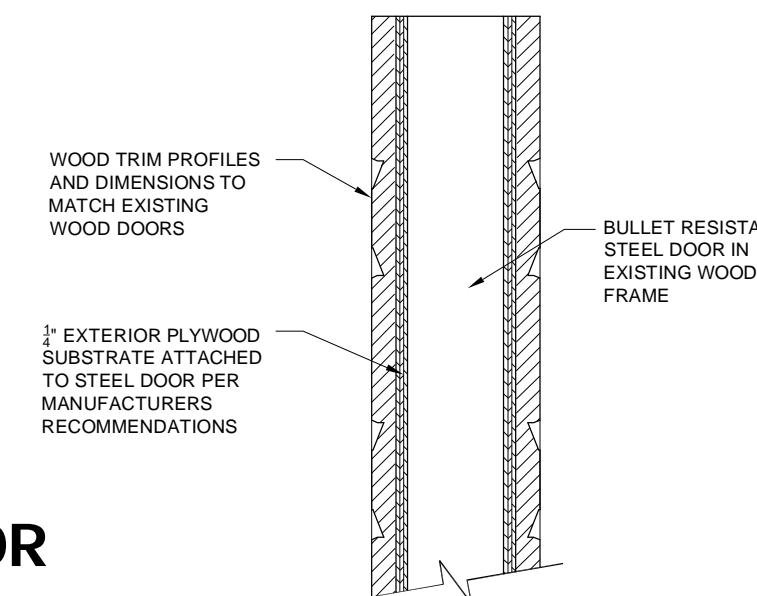
3 DOOR SCHEDULE

1/8" = 1'-0"

DOOR SCHEDULE:														
Photograph - G0001	Door Number	Room Name	Width	Height	Door Matl.	Door Type	Door Finish	Frame Matl.	Frame Type	Frame Finish	Hardware set option 1	Hardware set option 2	Hardware set option 3	Remarks
PH1	101A	Lobby	Pair of 3'-0"	7'-0"	HM	1	PTD	WD	A	PTD	1.0	2.0	3.0	Inspect condition of existing WD frame to determine its condition and use for new doors and hardware. Verify height & width of existing opening
PH2	101B	Social Hall exit	3'-0"	7'-0"	HM	2	PTD	HM	B	PTD	1.5	2.5	3.5	Inspect condition of existing HM frame to determine its condition and use for new doors and hardware. Verify height & width of existing opening
PH3	201A	Sanctuary exit	3'-0"	7'-0"	HM	2	PTD	HM	B	PTD	1.5	2.5	3.5	Inspect condition of existing HM frame to determine its condition and use for new doors and hardware. Verify height & width of existing opening
PH4	301A	Balcony exit	3'-0"	7'-0"	HM	2	PTD	HM	B	PTD	1.5	2.5	3.5	Inspect condition of existing HM frame to determine its condition and use for new doors and hardware. Verify height & width of existing opening

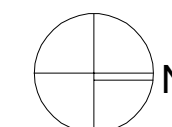
4 DOOR SECTION DETAIL

3" = 1'-0"



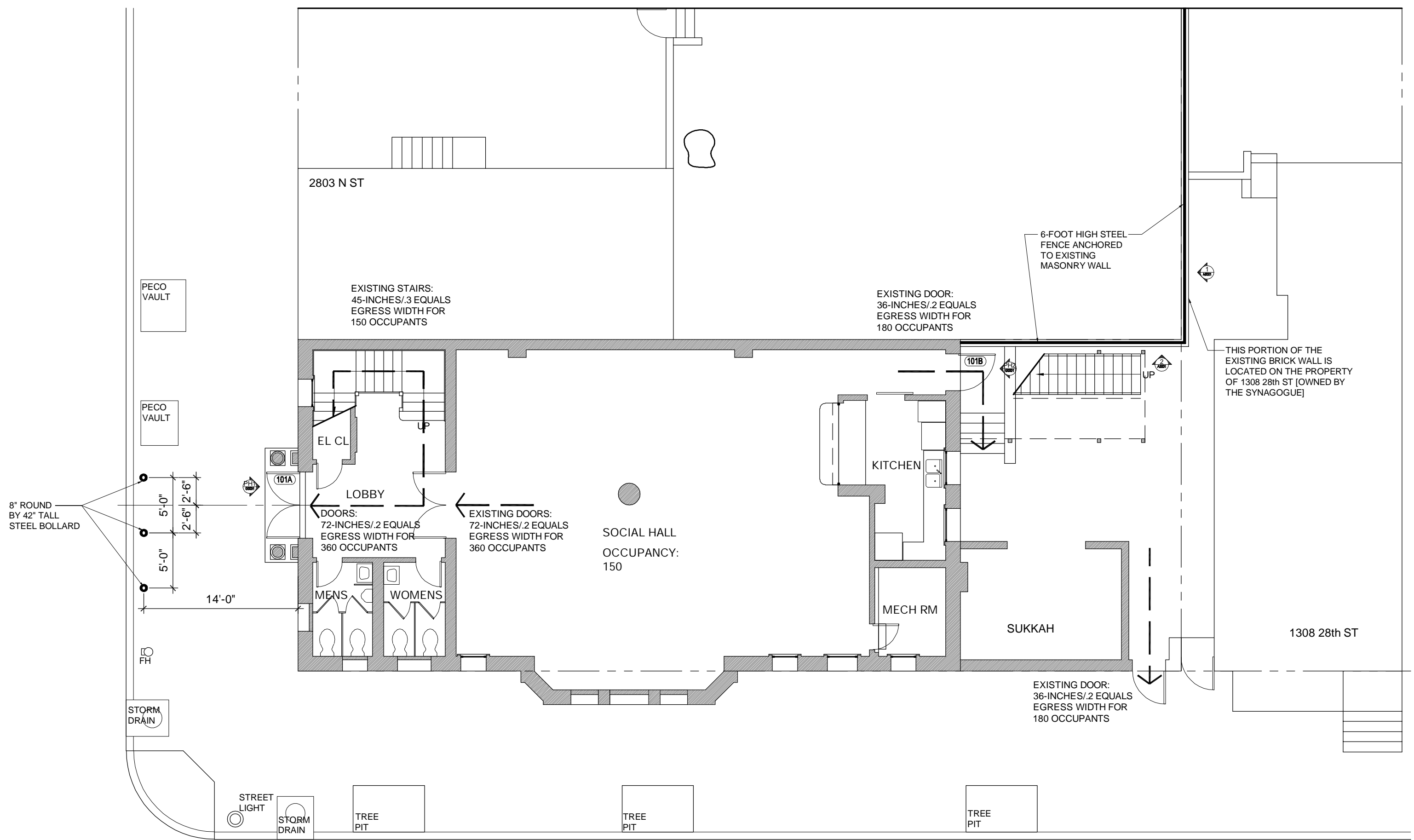
4 DOOR & FRAME TYPES

3/8" = 1'-0"





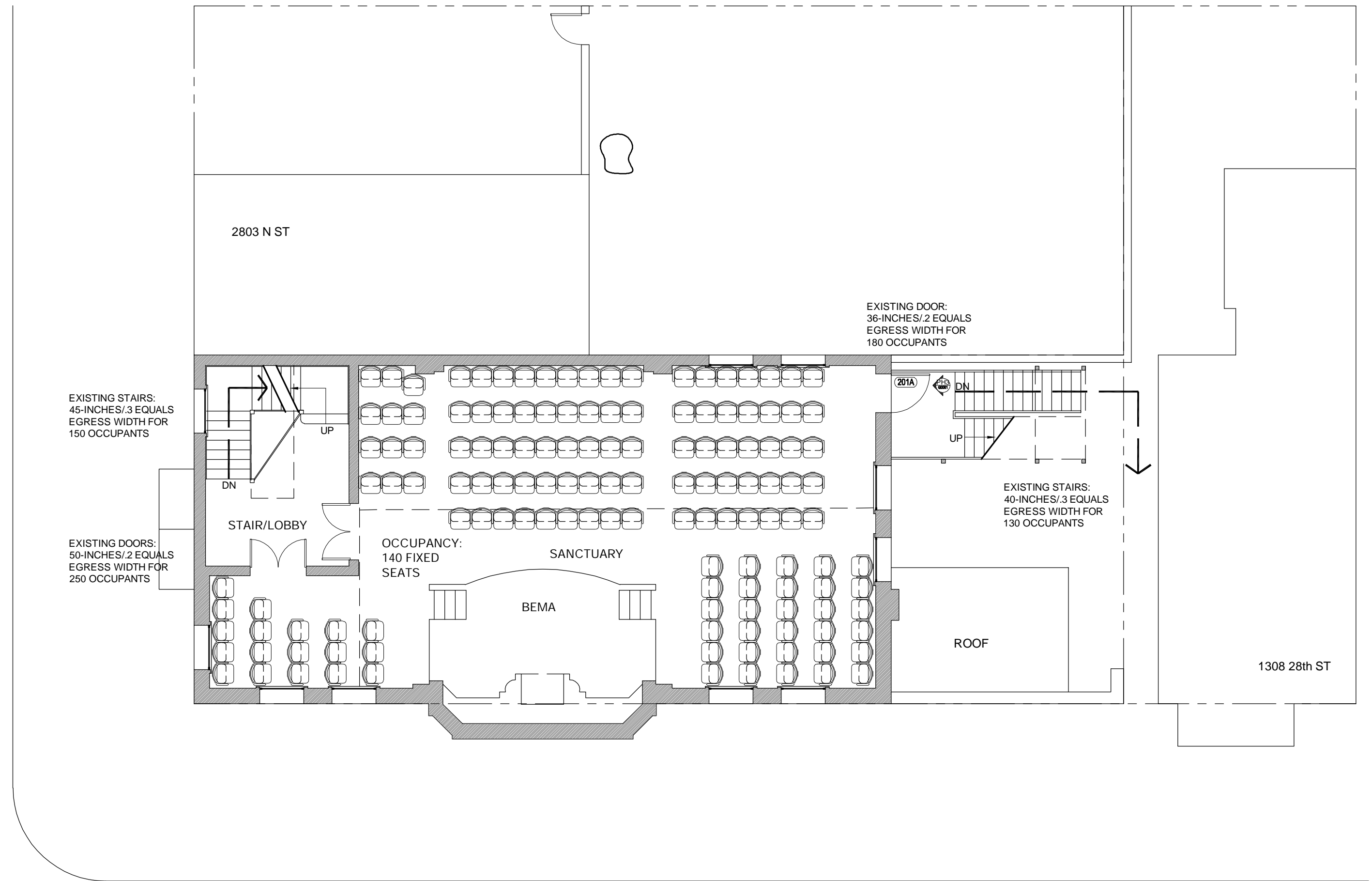
2 PROPOSED 42-INCH
TALL BOLLARD



1 1ST FLOOR PLAN
1/8" = 1'-0"

A0101
FLOOR PLAN





1 2ND FLOOR PLAN
1/8" = 1'-0"

A0102
FLOOR PLAN





Response to CFA review comments, April 9, 2021

Re: Security upgrades for Keshet Israel Synagogue

Comment:

CFA expressed some concerns about the proposed fence - it is a very utilitarian looking fence and likely visible from the street. If you have other design alternatives, you may want to include them in your application for feedback from the board, particularly if you plan to submit in concept. I am not sure I understand the purpose of the fence - it may be helpful to include additional information on the site plan to better understand ownership of the lots, what the proposed fence would enclose, and perhaps some additional context. I also am wondering if this fence height is permitted by DCRA. Do you know if you will need to request a waiver from the District to build this tall? I would suggest adding the height of the existing brick wall to your elevation drawings.

Response:

As part of the security upgrades to the synagogue property, the synagogue wants to make the back of the synagogue and rear yard more secure by having a non-scalable fence placed on top of the existing brick wall (on synagogue property). The existing wood fence does not provide much of a security barrier and needs replacement, as can be seen in the context photos on sheet G0001. The grade of the rear yard of the adjacent property, 2803 N St is about 10-inches below the existing brick wall, making it easy for someone to access the synagogue's rear yard and rear entrance, without being seen. The fence chosen is a non-scalable type and as open as we could find for security reasons.

DCRA allows a fence to be no more than 7-feet tall, and the total from grade of the rear yard of 2803 N St will not exceed 7-feet.

A section through the existing brick wall and the new fence has been drawn to illustrate the relationship of the rear yard grade of 2903 N St and the rear yard of Keshet Israel on sheet A0100.

Comment:

Regarding the proposed front door replacement, I would suggest that you include additional information on the door design including sections and details. It is unclear how the wood panels would be adhered to the door and how the modified door will work with the existing door jamb. Are the frames to remain or would those change as well? It would also be helpful to know if this door design is original to the building. Does the synagogue have any historic photos or drawings of this elevation that you could include in your application?

Response:

The existing door frame and transom are to remain. The existing door frame is to be refurbished as required to accept the new hardware. The new doors are to be bullet resistant with wood trim applied to the security door surface. The bullet resistant door will have a 1/4" plywood panel adhered to the surface (screw attached per manufactures recommendations). The panels and trim replicating the existing wood door will be attached to the 1/4" plywood substrate and painted.



Photograph of Keshet Israel from the 1960's. We have been told there are no photos of the original front doors. The doors in the photograph are not the original doors.

Comment:

I think the bollard design is reasonable, but it would be helpful to explain the logic for the quantity proposed and their placement. For example, I am wondering if the easternmost bollard is necessary. Will these go through the Public Space Committee and will that happen concurrent with or after OGB review?

Response:

The security concern expressed is preventing a vehicle from coming up N St from jumping the curb and ramming the front of the synagogue or congregants who assemble on the sidewalk waiting to go through the security checkpoint before entering the synagogue. This is of particular concern before religious services. The three bollards are spaced along with the existing fire hydrant to provide the barrier to prevent this.

HISTORY

In the winter of 1910, six merchants living in Georgetown met to discuss the “possibility of forming a Hebrew society for worship and other communal activities.” Joseph Bremmer, Joseph Scher, Max Whitkin, L. Brenner, Mr. Rakysen, and Mr. Gamzy - all Eastern European immigrants - founded the Georgetown Hebrew Benevolent Society, based out of the home of Harris Levy on 28th and M Streets, NW, with “about 25 persons.” On March 16, their registration application to the DC Department of Consumer and Regulatory Affairs as a domestic non-profit corporation was approved. Their first president was a man named Abe Mostow. While we don’t know much about Mr. Mostow and the other founding families, we do know that thanks to their efforts, today’s Keshet Israel Congregation enjoys a wonderful Modern Orthodox synagogue that celebrates the seeds of community planted over a century ago.

By 1911, for their first High Holiday season together, the congregation moved to 3062 M Street, NW, a larger space located above a storefront. They borrowed a Torah Scroll, hired a Cantor, sold tickets for \$3 each, and began holding religious services. Over time, their numbers increased, and “out of a small kehve grew a large farein” —from a small group of 25, they became united as one growing community.

In 1915, the leaders of the community purchased a small house at 2801 N Street NW, converted it into a synagogue, and renamed themselves Keshet Israel Congregation. Over time, the society outgrew the small house, and the need to expand became apparent. With a membership of 150 persons, and a Ladies Auxiliary that raised \$10,000 (a lot of money in those days!) for the construction, the cornerstone of the new building was laid on February 1, 1931, and a new chapter began to unfold. On September 6, 1931, just in time for Rosh Hashanah, the new Keshet Israel Congregation - the Georgetown Synagogue - formally opened its doors.

Keshet Israel hired its first rabbi, Rabbi Jacob Dubrow, in 1925. He was quickly embraced by the community as their spiritual leader. He studied the Talmud with the congregation and at the Hebrew Home for the Aged every morning, and established a religious school under the leadership of Rabbi Oscar Summer.

After Rabbi Dubrow’s passing in 1944, two different rabbis served the congregation until 1950, when Rabbi Philip Rabinowitz “brought the traditions of the disappearing world of the shtetl (traditional Eastern European life)” to Keshet Israel. For 34 years, until his most untimely death and tragic murder in 1984, Rabbi Rabinowitz tended to the needs of his congregants—through the lean years of the 1950s and 1960s, when a morning prayer quorum wasn’t close to guaranteed, to the late 1970s and early 1980s, when the community started experiencing a rebirth. A man of extraordinary loving-kindness, humility, and decency, Rabbi Rabinowitz spent his years at Keshet focused on three things: to study and teach Torah, to sustain the daily prayer services, and to watch over the welfare of his community. His home was always open to anyone in need, even strangers, and he helped assure that the community was immeasurably enriched in many ways. Rabbi Rod Glogower served as rabbi for a few years, and Rabbi Dr. Barry Freundel was selected to be the next rabbi of Keshet Israel in 1988.

Throughout the next two decades, Keshet Israel became a beacon of Modern Orthodoxy and a community that sees traditional Judaism as essential, while also appreciating the value of modern society. During the 1990s and early 2000s, Keshet Israel – renowned for its warmth and hospitality, and its atmosphere of sacred learning and intellectual rigor – experienced a continued growth in membership and the expansion of the congregant demographic to include undergraduate and graduate students, recently-graduated young professionals, interns, couples, families, and retirees. During the 2000 U.S.

Presidential election, the synagogue attracted international media attention with the nomination of its longtime member, Senator Joseph Lieberman, to be the Vice President of the United States.

Over the past ten years, Keshet Israel has continued to grow its membership. Having recently recorded an all-time high of 300 member families, the Keshet building remains a steadfast home for daily prayer services, educational offerings, social programs, and lifecycle events for both members and guests. As the only full-service Orthodox synagogue in downtown DC, Keshet welcomes thousands of visitors annually, ranging from family and school trips to foreign dignitaries and those in town conducting business at the highest levels of government. Our membership today includes multiple current and former elected officials, Ambassadors, Cabinet members, and several distinguished authors. The many writers who have prayed at Keshet Israel have characteristically applied memorable words to our synagogue, including the words of longtime member and acclaimed author, Herman Wouk, calling Keshet “the best little shul in America.”

The Keshet community has established itself as a natural home for flocks of young professionals coming to Washington at the early stages of their careers, as well as older members returning to downtown as “empty nesters”. Keshet also serves as a center of Jewish family life in DC where countless young couples meet at our services and start a family as part of our congregation. No matter which demographic our members belong to - immediate college graduates, families beginning to put down roots in Georgetown and beyond, those returning from the suburbs to enjoy the resources of downtown once again, or anyone in between - Keshet provides rich social and religious vibrancy to all. We are even fortunate to have a recent uptick in the number of 2nd- and 3rd-generation “Keshetites”, celebrating the continuity and strength of our community across the generations.

In 2017, Keshet Israel hired Rabbi Hyim Shafner, ushering in a new era for our historic congregation. Building on the growth of recent years, Rabbi Shafner’s passion for building community imbued with the values of inclusion, access, and warmth will continue to take Keshet Israel to new heights. Rabbi Shafner and synagogue leadership take immense pride in Keshet’s role as not just a Jewish home for the residents of Georgetown and Washington, but also as a place from which the best of Jewish values emanates to enrich the surrounding neighborhood, city, and society.

Keshet Israel is proud to be a place of warmth and hospitality, and a Modern Orthodox synagogue for all people. In few other houses of worship across the world can recent college graduates, young growing families, Cabinet secretaries, retirees, and leading thinkers of our time gather, pray, and socialize together as equals - all in a historic location at the heart of our nation’s capital.

This is the heritage Keshet Israel Congregation will carry proudly into its second centennial.