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THE WHITE HOUSE

WASHINGTON

August 28, 1984

*Hand deliver
to CR*

MEMORANDUM FOR: MICHAEL K. DEEVER
FROM: JOHN F. W. ROGERS
ASSISTANT TO THE PRESIDENT FOR
MANAGEMENT AND ADMINISTRATION
SUBJECT:

This memorandum responds to your request that I provide you with recommendations concerning Selwa Roosevelt's August 17, 1984 memorandum.

That memorandum asks you to approve three recommendations concerning the renovation plans: (1) that the sprinkler system be installed only in the upper floors and basement areas, but not on the ground floor; (2) that laminated, Lexgard and glass windows be installed only in the new master guest suite at this time; and (3) that contracts for the historic restoration work be both competitively negotiated and limited to firms who have a proven record in this field.

Rather than sign the incoming memorandum, I recommend that you reply by letter providing your general comments. My views, which I think you share, are in general agreement with those expressed by the Chief of Protocol. However, I think you should not take a formal position on this matter because Blair House is operated by the Department of State and the decision memorandum explains but part of the long-running disputes concerning the renovation plans.

A draft letter is attached for your review with the incoming.

Attachment

APPROVE

DISAPPROVE

THE WHITE HOUSE

WASHINGTON

August 28, 1984

Dear Lucky,

Thank you for your August 17, 1984 memorandum concerning the Blair House renovation plans. I appreciate your keeping me informed of developments and understand the tensions involved in renovating this historic property.

I agree in principle with your concerns about the sprinkler system. While necessary to provide fire safety, they may be too expensive and may excessively detract from the appearance of the ground floor rooms. Your office should work with the General Services Administration to make every effort to disguise those sprinklers which are absolutely necessary on this floor.

The installation of bullet resistant glass in the Blair House is a matter we are currently addressing in the Residence. I agree that rapidly changing technology may make installation of the thick, heavy glass in other than the new master guest suite wing inadvisable.

Use of contractors with proven records of quality historic restoration work may be advisable for this project; it is a very important property. Your recommendation, however, also suggests that competitive negotiation (in contrast to competitive bidding) procedures should be used. I am not familiar enough with the procurement laws to advise you in this area. While both restrictions you suggest are apparently permissible, this is a matter best left to the contracting specialists to resolve.

With best regards,

Sincerely,



MICHAEL K. DEAVER
Assistant to the President
Deputy Chief of Staff

THE Honorable Selwa Roosevelt
Chief of Protocol
Department of State
Room 1232
Washington, D.C. 20520



United States Department of State

Washington, D.C. 20520

*Bill
Jack to
J. Rogers about
this & give me
some recommendations*

OFFICE OF THE CHIEF OF PROTOCOL

August 17, 1984

SUBJECT: BLAIR HOUSE RENOVATION PLANS

A. SUMMARY. The architects, Mendel, Mesick, Cohen and Waite, plan to complete detailed plans for the renovation of the Blair and Blair-Lee sections of the President's Guest House (the Jackson Place section will be left largely untouched) by mid-October, 1984. GSA then intends to contract for construction beginning after the January, 1985, Inauguration. Work should be completed within two years, to allow reopening of the House in 1987. There are several questions which should be settled immediately in order to stay on schedule.

B. BACKGROUND. The President's Guest House was closed to overnight guests in 1982 due to dangerously antiquated utilities and structural problems. Furthermore, in spite of various redecorations in the past 40 years, the decor of some rooms clashes with others, and many of the antique furnishings are in deplorable condition. GSA has \$6.6 million in its FY-85 budget (plus \$2 million obtained in FY-83) for renovation of the house. The Chief of Protocol hopes to obtain funds for repair and replacement of furnishings from private sources over the next two years.

C. ISSUES FOR DECISION.

1. A sprinkler system is to be installed in the house to provide fire safety in this old wood structure. Use of such a reliable system will permit retention of historic wood stairways and avoid the need for more obtrusive installations such as fire doors. However, installation in Jackson Place ought be postponed until other work is to be done in that part of the Guest House, so as not to tear it up only for the sprinklers. Furthermore, while the sprinklers will go largely unnoticed once in place, installation on the ground floor would require costly and destructive removal and replacement of historic decorated walls and ceilings. Given the large number of exits through French doors and windows and the fact that security and staff employees are always present in these rooms when they are in use, we feel the installation of sprinklers in these rooms is not worth the cost.

2. Reflective plastic (Mylar) film is planned for all exterior windows to make them shatter-resistant and prevent viewing the interior from outside the house. However, the U.S. Secret Service now proposes to add bullet-resisting windows for all the rooms used by the principal guest and his or her security detail. These would use the current state-of-the-art 2-inch laminated Lexgard and glass window, the latest in a series of bullet-resistant types of glass which will doubtless be succeeded by more secure (and hopefully lighter) types.

It could well be put in the new master guest suite wing, where the frames can be designed to accomodate thick, heavy glass. However, installation in the historic sections of the house of the required new frames would create major problems. The new frames would have to be anchored deep into the old walls and hinged to allow for access to clean the existing historic windows. The result would be obtrusive, very heavy and costly. The estimated additional cost of these windows could put the Blair House project some \$500,000 over its budget, a prospect we can ill afford, in view of the past public criticism of the cost of this project. Furthermore, given the rapid change in terrorist offensive techniques and protective measures to counter them, it is likely that this type of glass will become obsolete within a few years, maybe even before the project is completed! (the lighter laminated glass installed a few years ago at the Vice President's residence is already out of date.)

3. The GSA proposes to open bidding on the project to general contractors following regular GSA procedures, without examination of bidder's ability to restore historic homes. GSA belives the renovation of the Winder and Old Post Office Buildings demonstrates that their regular procedures can be used successfully on the Blair House project. They fail to recognize that restoration of an old home is fundamentally different from these office buildings, and requires craftsmen who are now rare treasures. Thus competition to carry out the historic restoration ought to be limited to firms whose records prove they have the skills to do the job properly.

D. RECOMMENDATIONS.

1. That the sprinkler system be installed in the upper floors and basement areas where needed, but not on the ground floor, and limited to Blair and Blair-Lee Houses at this time.

APPROVE: _____

DISAPPROVE _____

2. That, pending future improvements in protective window technology, laminated Lexgard and glass windows be installed only in the new master guest suite at this time.

APPROVE _____

DISAPPROVE _____

3. That contracts for the historic restoration work be competatively negotiated limited to firms who have a proven record of high quality work in this field.

APPROVE _____

DISAPPROVE _____

J. Rogers
7x1

United States Department of State

The Chief of Protocol
Washington, D.C. 20520

September 21, 1984

MEMORANDUM

TO : Mr. Michael Deaver
The White House

FROM : S/CPR - Selwa Roosevelt *SR*

SUBJECT : Conversation with Mr. Simpson, Director of the
Secret Service

Mr. Simpson said the Secret Service had no objection to Blair House being used as the Presidential Guest House nor did they have any problem with securing it.

Any impressions to the contrary may have come from the following:

The Secret Service understandably cannot guarantee the security of any place. Therefore, it will never say that any location is totally secure.

However, given a choice between the present situation of putting visitors in hotels as opposed to Blair House, the Secret Service finds Blair House preferable.

Mr. Simpson acknowledged that the renovations and new security measures, fire prevention, and structural improvements would all definitely enhance the security of Blair House.

The fact that the house faces on the street is probably its biggest hazard. By placing in the back the new wing (the master suite for the principal visitor), we hope to overcome this security defect. This is why when the new wing was proposed I was finally persuaded that it was an important improvement even though it added \$900,000 to the total cost.

I believe Mr. Simpson's reassurance to me puts to rest once and for all the question of the Secret Service's attitude.

The Conference Report says they want Blair House to be adequately renovated and restored regardless of whether it is used as a Guest House or not. Three million dollars would not do the job. So we need the full funding to preserve the building, no matter what we use it for.

THE WHITE HOUSE
WASHINGTON

September 7, 1984

*Bill Fide
let the House
know
this is important
to RR - Abdnor's
position is
unacceptable.*

MEMORANDUM FOR MIKE DEEVER

FROM:

M. B. OGLESBY, JR. *MB*

SUBJECT:

Selwa Roosevelt's Correspondence Regarding
Senator Abdnor's Concerns Over the Renovation
of the Blair House

I talked to Abdnor during the recess -- he really doesn't think we should spend the money. He and I are to continue the discussion -- at some point it may be useful for you to call him -- I'll keep you posted.

THE WHITE HOUSE

WASHINGTON

September 10, 1984

MEMORANDUM FOR MIKE DEEVER

FROM: M. B. OGLESBY, JR. 

SUBJECT: Selwa Roosevelt's Correspondence Regarding
Senator Abdnor's Concerns Over the Renovation
of the Blair House

I met with Senator Abdnor this afternoon, and although he is not enthusiastic, he is willing to help get the necessary funds for Blair House. During our discussion, he raised several matters that I am following up on.

One is a request for the President to attend the National Plowing/National Corn Picking Contest in Sioux Falls, South Dakota. This is a big agricultural event that impacts directly on Minnesota, Iowa, Nebraska, and South Dakota. The dates are October 13 and 14. Scheduling has already regretted, and Abdnor thinks that with our problems in the agricultural community, we should reconsider this event.

No commitments were made, but I recommend that you call Abdnor to confirm his commitment to the Blair House money and to indicate that you will (in consultation with the campaign types) take another look at this event.

Suggested Talking Points are attached.

SUGGESTED TALKING POINTS

- Jim, B. Oglesby indicated to me that you were willing to help work out the necessary funding for the Blair House renovation. This is really important to the President, and I want you to know how much we appreciate your assistance.
- I understand that you are interested in the President attending the National Plowing Contest in South Dakota on either October 13 or 14.
- As you know, the campaign will be in full gear at that time, and we are holding the President's schedule open as much as possible.
- I realize how important the farm vote is to the President, and I have asked our scheduling people and the campaign people to take another look at this event.
- Again, I want to thank you for your commitment to help on Blair House.

WHITE HOUSE CORRESPONDENCE TRACKING WORKSHEET

- ☐ O - OUTGOING
☐ H - INTERNAL
☐ I - INCOMING

Date Correspondence
received (YY/MM/DD)

84/08/22

NAME OF CORRESPONDENT:

Selwa Roosevelt



DC Mail Report

User Codes: (A) _____

(B) _____

(C) _____

SUBJECT:

renovation of Blair House

ROUTE TO:

ACTION

DISPOSITION

Office/Agency (Staff Name)	Action Code	Tracking Date YY/MM/DD	Type of Response	Code	Completion Date YY/MM/DD
<u>SCS, H</u>	<u>C</u>	<u>84/08/21</u>	<u>PY</u>		<u>84/08/22</u>
	ORIGINATOR				
<u>✓ LA OGLES</u>	<u>C</u>	<u>84/08/21</u>	<u>PY</u>		<u>84/08/23</u>
	Referral Note:				
		<u>/ /</u>			<u>/ /</u>
	Referral Note:				
		<u>/ /</u>			<u>/ /</u>
	Referral Note:				

ACTION CODES:

A - Appropriate Action
C - Comment/Recommendation
D - Draft Response
F - Furnish Fact Sheet to be
I - Info Copy Only/No Action Necessary
R - Direct Reply w/Copy
S - For Signature
X - Interim Reply

DISPOSITION CODES:

A - Answered
B - Non-Special Referral
C - Completed
S - Suspended

FOR OUTGOING CORRESPONDENCE:

Type of Response = Initials of Signer
Code = "A"
Completion Date = Date of Outgoing

COMMENTS:

THE WHITE HOUSE
WASHINGTON

TO: B. Oglesby
FROM: MICHAEL K. DEEVER
Assistant to the President
Deputy Chief of Staff

☐ Information

☒ Action

I would like to know if I can help
in this situation with Sen. Abdnor
re: Blair House.

Thanks.

Bal
Sulko
Ogelsky
Abdnor 2/see if 2
Laxalt can keep
Baker with abnor.

United States Department of State

The Chief of Protocol
Washington, D.C. 20520

August 17, 1984

252453

MEMORANDUM

TO : Mr. Michael Deaver
The White House

FROM : S/CPR - Selwa Roosevelt *SR*

Attached is the background of what the State Department and the General Services Administration have done so far about restoring the cut in funds for the Blair House restoration.

We have been told it is not feasible to reopen the Conference Report. The only possibility is to go for restoration of the money in the continuing resolution which will be up before Congress in September.

I believe this is all we can do until after Labor Day, but should you run into Senators Abdnor or Laxalt (who is second in rank on the Committee) you might wish to say a word to them about how seriously the President views the renovation of Blair House.

If the attached does not work, in September we will have to ask for White House assistance in getting the money restored in the continuing resolution.

Thank you for your assistance.

Attachment:
As stated



DEPARTMENT OF STATE
ACTION MEMORANDUM

S/S

August 17, 1984

UNCLASSIFIED

TO: The Secretary
THROUGH: Under Secretary Spiers
FROM: S/CPR - Selwa Roosevelt
SUBJECT: GSA Appropriation for Blair House Renovation

ISSUES FOR DECISION:

1. Attached at Tab A for the Secretary's signature is a letter which he has indicated he would be willing to send to Senator Abdnor concerning Blair House renovation.

2. I also suggest the Secretary might wish to speak on an informal basis to Senator Abdnor (or Senator Laxalt, a ranking member of his Subcommittee) about Blair House renovation if the occasion arises at the Republican National Convention. Talking points are attached at Tab B.

Attachments:

- Tab A - Letter to Senator Abdnor
- Tab B - Talking points for Senator Abdnor
- Tab C - Background on Blair House Renovation
- Tab D - Excerpts from the Senate Appropriations Committee Report concerning Blair House

de
Drafted: S/CPR:DJHarwood 0126i 16 Aug 84

Clearances: M/COMP:LAJurvis
A/SY:DCFields (info)

THE SECRETARY OF STATE
WASHINGTON

Dear Mr. Chairman:

The Chief of Protocol, Selwa Roosevelt, has brought to my attention the concerns you expressed over the 1985 appropriation for the renovation of the Blair House (Report 98-562). I would like to give you my views on the Presidential Guest House, which I regard as an important adjunct to the conduct of our foreign relations.

The existence of a fine, well-appointed guest house for visiting Heads of State and Government plays a major part in the success of such visits. Visiting Presidents and royalty regularly express their preference for the home-like atmosphere of Blair House. Its location within sight of the White House enhances their impression of being personal guests of the President. The feelings of being truly welcome, which staying at the Presidential Guest House foster, can tip the balance in our favor with many nations where personal relationships are vitally important. Furthermore, an historic home such as Blair House reminds visitors of the period during which our democracy was formed, and underlines the importance we attach to our traditions.

We share your concern over the growing problem of security for our visitors. In fact, our original doubts about the need for the proposed new master suite wing were overcome by the added security it would provide. We have received repeated assurances from the Secret Service that a renovated Blair House would offer substantially greater security than the hotels where visitors have stayed since the Blair House was closed to them.

I urge you and your committee to reconsider the cut in appropriations for the renovation of Blair House, and provide the full amount of funds necessary to restore it so we can once more proudly welcome our State Visitors to Blair House.

Sincerely,

George P. Shultz

The Honorable
James Abdnor, Chairman,
Subcommittee on Treasury, Postal
Service and General Government,
Committee on Appropriations,
United States Senate.

BACKGROUND ON BLAIR HOUSE RENOVATION

The Congress and the Executive agreed in 1982 that major renovation of Blair House was required, and GSA received \$2 million in FY-83 for detailed architectural plans, to be completed by mid-October, 1984. GSA then intends to contract for construction beginning after the January, 1985, Inauguration, taking about two years.

The GSA FY-85 appropriation including the remaining \$6.6 million needed to complete renovation of Blair House passed the House in July, 1984. However, the Senate Appropriations Subcommittee concerned, headed by Senator Abdnor, cut the Blair House project to \$3 million. His report (Tab C) states the Committee is not convinced that proper security for visiting dignitaries can be provided at Blair House, and suggests it be renovated as a meeting place (presumably at this lower cost). The full Senate, and on August 9 the Conference Committee, accepted Senator Abdnor's proposal. GSA, through an unexplained oversight, learned of this cut only August 10, and immediately informed us.

Consultation with the Subcommittee Clerk indicates Senator Abdnor may continue to question:

- The need for an elegant historic home for State Visitors;
- The security of Blair House against terrorist attack;
- The need for as much as \$6.6 million for the renovation.

The GSA and OMB are preparing up-to-date detailed estimates to explain the costs. These could be reduced about \$1 million by cutting out the new master guest suite wing, to be built over part of the rear courtyard. This was added, however, precisely to improve security by getting the master suite off Pennsylvania Avenue!

The Subcommittee Clerk advises that Senator Abdnor would not be willing to reopen consideration of the Appropriations Bill, but might be willing to include additional funds in the Continuing Resolution. He also expects all the other Congressional leaders concerned would agree to whatever Senator Abdnor proposes concerning Blair House.

Some staff allege that the Secret Service has expressed doubts to the Senate Subcommittee about Blair House security. This contrasts with Secret Service statements to us that they greatly prefer use of Blair House to placing visitors in hotels. We believe these reports merely reflect Secret Service refusal to guarantee visitors' security at Blair House.

TALKING POINTS, BLAIR HOUSE RENOVATION

NEED FOR A GUEST HOUSE

- Most other nations maintain guest houses for visiting VIPs; some visitors might question the sincerity of our welcome if we decided not to have a guest house
- The home-like atmosphere of Blair House contrasts favorably with the coldness of old palaces or modern hotel-like guest houses in some other nations
- There is no other house available with Blair House's advantage of being with sight of the White House
- Sooner or later the White House will again need major renovation, and Blair House will be needed for the President's temporary housing

SECURITY

- There is no other possible guest house which offers any better security, but still serves the primary purpose of making visitors feel welcome guests of the President
- Blair House offers much greater security than hotels, as we control all the buildings around it
- The new master suite wing would improve security by getting the principal visitor off Pennsylvania Avenue, while increasing the total cost of the project by only 15%.

COST

- We have not seen any evidence of inflated cost estimates on this project; however, if the GSA, OMB and the Congress can agree on ways to cut costs and still have an elegant, secure guest house, of course we would support them.

Calendar No. 1058

98TH CONGRESS }
2d Session }

SENATE

{

REPORT
98-562

TREASURY, POSTAL SERVICE, AND GENERAL GOVERNMENT APPROPRIATION BILL, 1985

JULY 17, 1984.—Ordered to be printed

Filed, under authority of the order of the Senate of JUNE 29 (legislative day, JUNE 25), 1984

Mr. ABDNOR, from the Committee on Appropriations,
submitted the following

REPORT

[To accompany S. 2853]

The Committee on Appropriations herewith reports an original bill (S. 2853) making appropriations for the Treasury Department, the United States Postal Service, the Executive Office of the President, and certain Independent Agencies for the fiscal year ending September 30, 1985, and for other purposes, and presents information relative to its recommendation.

Amount of bill as passed by House	\$11,896,587,701
Amount of increase by Senate	842,064,299
Amount of bill as reported to the Senate	12,738,652,000
Amount of estimate	12,349,687,000
The bill as reported to the Senate:	
Over the appropriations provided in 1984	794,752,000
Over the estimates for 1985	388,965,000
Over the House bill	842,064,299

REPAIRS AND ALTERATIONS

1984 appropriation to date	(\$87,517,000)
1985 budget estimate	(223,749,000)
House allowance	(228,432,000)
Committee recommendation	(216,018,000)

The Committee recommends \$216,018,000 for repairs and alterations in fiscal year 1985.

Under this activity, the General Services Administration (GSA) executes its responsibility for repairs and alterations of both Government-owned and leased facilities under the control of GSA.

The major goal of this activity is to provide commercially equivalent space to tenant agencies. Therefore, the state of repair, appearance, and operating efficiency of facilities are given primary consideration in carrying out this responsibility. A major portion of the fiscal year 1985 program is devoted to the basic work necessary to meet this goal and to keep the buildings in an occupiable condition.

The requested fiscal year 1985 increase reflects increased construction costs and the advancing age of the Government's building inventory. In evaluating the change from fiscal year 1984 to fiscal year 1985, it should be considered that the reduced fiscal year 1984 new obligational authority for repairs and alterations reflects the offsetting impact of the supplemental appropriation of \$125,000,000 in the fiscal year 1983 jobs bill.

It should be noted that project design for this activity, as in the construction account, will be funded separately in the design and construction services account.

New obligational authority is requested as follows:

San Francisco, Calif., appraisers stores	\$9,711,000
Denver, Colo.:	
Federal Center 20	6,210,000
Federal Center 810	8,590,000
District of Columbia:	
Archives	4,696,000
Auditors	8,980,000
Blair House	3,000,000
HHS North Building	1,504,000
Interior	4,131,000
Des Moines, Iowa, Federal building	3,083,000
Sioux City, Iowa, post office/courthouse	809,000
Suitland, Md., Naval Intelligence No. 1	8,809,000
Detroit, Mich., parking garage	1,832,000
Kansas City, Mo., 150 E. Bannister	907,000
Las Vegas, Nev., Federal building	941,000
New York, N.Y., 201 Varrick	1,508,000
Philadelphia, Pa., 5000 Wissahikan Ave	2,635,000
Forth Worth, Tex., warehouse No. 5	710,000
Alexandria, Va., post office/courthouse	1,370,000
Arlington, Va., Pentagon	4,602,000

BLAIR HOUSE

The House has included \$6,611,000 for renovation of the Blair House. The renovation will include major systems and some structural upgrading, including the electrical, heating, plumbing, and air-condi-

tioning systems, roof repairs, installing fire and life safety systems, and enhancing physical security.

The Blair House complex has acted as a Presidential guest house. It has been closed as a residence since GSA determined safety requirements were not being met. A review has indicated the above-listed improvements should be made.

The Committee agrees that repairs must be made to keep the structure from deteriorating any further. However, the Committee is most concerned that the planned renovation to modernize the facility by adding a new wing to house the master suite is not the course of action to take. Security of visiting dignitaries utilizing Blair House is as important as maintaining this historic structure. The Committee is not convinced proper security can be provided at Blair House. The Committee has, therefore, appropriated \$3,000,000 for renovation of this historic structure.

It is to be noted that the Committee is most concerned that every effort be made to stop the deterioration of the Blair House. The Committee also notes that during the time the house has been closed as a guest house it has been utilized much more as a meeting place. Because of the structure of the building it is the Committee's direction that following repairs the Blair House be utilized similarly in an expanded manner.

ST. LOUIS COURTHOUSE

The Committee recognizes the urgent need for repairs and improvements to the St. Louis Courthouse and Customhouse, 1114 Market Street, St. Louis, Mo. The Committee, therefore, directs GSA to submit a budget request for full funding for these renovations in its fiscal year 1986 budget.

PITTSBURGH POST OFFICE AND COURTHOUSE

The Committee struck funding for the Pittsburgh post office and courthouse included in the House bill. The General Services Administration has indicated design of the project and procurement of a construction contract will take 15 months subsequent to the award of the design contract. The design contract will be awarded in July 1984. Therefore, no construction funding will be required in fiscal year 1985. The Committee anticipates funding this project in fiscal year 1986.

PURCHASE CONTRACT PAYMENTS

1984 appropriation to date.....	(\$145,500,000)
1985 budget estimate.....	(178,911,000)
House allowance.....	(178,911,000)
Committee recommendation.....	(178,911,000)

The Committee recommends a limitation of \$178,911,000 for purchase contract payments.

Both the Public Buildings Purchase Contract Act of 1954 and the Public Buildings Amendments of 1972 enabled GSA to enter into con-

THE WHITE HOUSE

WASHINGTON

July 7, 1983

sent

MEMORANDUM TO THERESA ELMORE

FROM: MICHAEL K. DEEVER *W*

SUBJECT: Blair House Bill

On June 2, 1982 I hosted a reception at Blair House for approximately one hundred people honoring John Rogers for his promotion and Michael McManus for his promotion as well as the excellent job he did at the International Economic Summit.

BLAIR HOUSE
THE PRESIDENT'S GUEST HOUSE
1651-1653 PENNSYLVANIA AVENUE

Bill

June 20, 1983

Mr. Michael K. Deaver
Assistant to the President
Deputy Chief of Staff
The White House
Washington, D.C. 20500

Dear Mr. Deaver:

Attached is the bill for the reception held at Blair House on June 2, 1983
for Mike McManus.

As is mentioned on the bill, please send one check made out to "Blair House" in the amount of \$45.00 for the part time staff and one check made out to "Department of State" in the amount of \$318.40. Please have the two checks sent to me at the address above.

Thank you.

Sincerely,

Carol B. Somerville

Carol B. Somerville
Assistant Manager

cbs
Enclosure

BLAIR HOUSE
THE PRESIDENT'S GUEST HOUSE
1651-1653 PENNSYLVANIA AVENUE

June 20, 1983

EXPENDITURES FOR THE RECEPTION HELD FOR MIKE MCANUS AT BLAIR HOUSE, 6/2/83

RECEIVED ON ACCOUNT:

- 0 -

EXPENDITURES:

Part time staff	\$ 45.00
Full time staff	\$318.40
TOTAL EXPENDITURES:	\$363.40

Please make the part time staff charges payable to "Blair House" in the amount of \$45.00.

Please make the full time staff charges payable to "Department of State" in the amount of \$318.40.

THE WHITE HOUSE
WASHINGTON

June 29, 1983

MEMORANDUM FOR: DONNA BLUME
FROM: THERESA A. ELMORE *TE*
SUBJECT: Blair House Bill

Attached you will find the Blair House bill on June 2, 1983 for the reception for Mike McManus.

Please know that we are tightening our internal accounting control. This requires documentation from Mr. Deaver that this was an official function for which appropriated funds are to be used. Also, please list the purpose for the reception and the number of guests. Your immediate attention to this matter is appreciated.

Mr. Deaver has \$1,369.00 in his entertainment account.

If you have any questions, please call Betty Ubbens on extension 2500.

Thank you.

Attachment

INFORMATION FOR RESIDENTS OF BLAIR HOUSE

The President's Guest House
1651 Pennsylvania Avenue, N.W.
Washington, D.C. 20006
Telephone: 202/347-8542

1. Management of Blair House:

Manager:	Ms. Carol Benefield
Assistant Manager:	Ms. Edith Blair
Housekeeper:	Mrs. Louise Ward
Butlers:	Mr. Diego Ferro Mr. Manuel Castelo Mr. George Orfanoudis Mr. Domingo Rodrigues
Parlormaid:	Ms. Maria Parascan Ms. Victoria Alvarez Ms. Luisa Salvi Ms. Salome Tolzman Ms. Elda Vettori
Chef and Staff:	Ms. Ruth Lewis Ms. Daisy Hicks Ms. Laura Porter
Housemen:	Mr. William Carter Mr. Robert Carter Mr. Willis Parrotte
Chambermaids:	Ms. Iria Mahasitilab Ms. Lucille Smith
Laundress:	Ms. Augustinha dos Santos
Telephone Operators:	Ms. Ada Sawyer Ms. Lorraine Triplett Ms. Shirley Campbell Mr. Bob Armfield
Baggage Assistants:	Mr. Silas Baracat Mr. Anibal Morais

2. Services Available:

Laundry, pressing, and dry cleaning

Guests should leave items requiring these services in a prominent place in the room before they go out in the morning with a note explaining what is to be done, e.g., "please press", "please dry clean", etc. Items will be back by 4:30 p.m.

Refreshments

A light buffet will be available at all times in the Blair Dining Room.

Bars are located in suites.

For other information or service, ask the telephone operator.

3. Meal Arrangements:

The Blair Lee Dining Room is to be used by the Official Party and invited guests only. Seating capacity is 16-18. Visitor and spouse may also have their meals in the study. Breakfast may be delivered to guest rooms by telephoning the pantry.

The Jackson Place Dining Room is available for all other members of the party. Buffet meal hours are normally:

Breakfast:	7:15am-9:00am
Lunch:	12:30pm
Dinner:	7:30pm

Special requirements should be discussed with the Manager of Blair House.

4. Access:

Members of the Official Party, the Accompanying Party, and Embassy staff requiring access to Blair House will be issued identification pins which should be worn at all times.

4. Access (Continued):

Blair House guests should keep the Embassy Liaison Office informed of any expected guests in order to expedite their clearance into Blair House. The Embassy Liaison Officer on duty must in turn provide security (U.S. Secret Service and/or State Department Security) as well as the U.S. Protocol Office with the names of all expected guests, and be at the front door to assist in identifying expected guests.

Unexpected guests and their cars may encounter difficulties in approaching Blair House. Therefore, the Embassy Liaison Officer on duty should be available at all times to assist the front door guards in identifying unexpected guests or they will not be admitted.

5. Telephone Service:

The Blair House switchboard will give you an outside line or make a call for you as you may wish.

Calls within Blair House: Ask for the room number. For food, drinks, laundry, and other household services, ask for the pantry.

6. Parking and Transportation:

Only official motorcade cars will be allowed to park in front of Blair House. Other Embassy limousines or cars should park in front of Lafayette Park or as instructed by the police.

If members of the party require transportation for purposes other than those directly related to the program, the Embassy Liaison Office should be advised of any requirements as soon as possible. If transportation is required for private activities and it is not possible to give notice, every effort will be made to assist, but the use of taxis may be required in some instances.

The official motorcade cars will be controlled by the Office of Protocol for official movements and cannot be used at other times without Protocol clearance.

7. Office of Protocol:

The Office of Protocol will be the central coordinating point for all activities during a visit, and must be kept advised of any changes in the program, appointments, etc.

The Office of Protocol is located on the first floor and should be contacted for any assistance desired.

8. Embassy Liaison Office:

The Embassy should ensure that an Embassy Liaison Officer is on duty at all times in the Embassy Liaison Office to assist with access to Blair House, transportation requirements for private activities, general assistance to the Official Party staying at Blair House.

The Embassy Liaison Officer should work closely with the Office of Protocol and security agents to ensure that everyone involved in the visit is kept informed at all times.

9. Meeting Rooms:

The Visitor may receive guests in the study (library), the Blair Sitting Room, the Blair Lee Sitting Room, the Truman Study, or in the Jackson Place Conference Room (for larger groups). The manager of Blair House should be advised which room will be used for each appointment.

Taping of network news shows should be scheduled at the studio involved.

10. Blair House Floor Plan is attached.

S/CPR

BLAIR HOUSE
THE PRESIDENT'S GUEST HOUSE
1651-1653 Pennsylvania Avenue, N.W.
Washington, D.C. 20006

Kenny
10:00 a
Wed.

M E M O

June 3, 1983

TO: Bill Sittmann
Special Assistant to the President

FROM: Sally Castleman *sc*
Manager, Blair House

RE: 3130 Woodland Drive - Alternate site for The President's
Guest House

3130 Woodland Drive is a residence owned by the Rizik estate. This property has been seen and approved to serve as the President's guest house during Blair House renovation by the following people: Bill Sittmann, Mrs. Roosevelt, Clem Conger, Sally Castleman, GSA and U.S. Secret Service.

It is our understanding that the Rizik estate is under order of the court to sell the property by June 14. The sale will then be subject to court approval and can be upset by a bid no less than 10% of the approved contract. It is our understanding that there is a buyer prepared to bid and buy the property and make it available to the government to lease as the interim Blair House. A snag has developed with GSA since it is apparently GSA's policy to negotiate only with the owner of a property. The potential buyer who is willing to make it available for Blair House use is unwilling to purchase the property unless there is a lease stating that the government is willing to lease it for Blair House purpose. (It might be added that we sought to interest the estate in leasing it directly to the government for Blair House use, but we were unsuccessful.

I am so appreciative of your interest and offer to help us get "the show on the road." I hope everyone enjoyed the reception last night.

THE WHITE HOUSE

WASHINGTON

April 19, 1983

MEMORANDUM FOR AMBASSADOR SELWA ROOSEVELT
CHIEF OF PROTOCOL
THE STATE DEPARTMENT

FROM: MICHAEL K. DEEVER *Mike*
DEPUTY CHIEF OF STAFF

SUBJECT: THE BLAIR HOUSE

I would like to request the use of the Blair House for a luncheon on June 23, 1983. The luncheon would be hosted by the American Council of Young Political Leaders of which I am a member of the Board of Directors.

Thank you.



DEPARTMENT OF STATE

Washington, D.C. 20520

file

April 15, 1983

MEMORANDUM

TO : Ambassador Roosevelt
FROM : S/CPR - Georgia DeBell *6/12*
SUBJECT : Hotel Costs for Official Visits

For the six-month period beginning June 20th, 1982 our total hotel costs were \$122,166.00. This figure includes basic room charges, two-thirds of room service charges, telephone expenses and miscellaneous costs such as laundry. It does not include staff charges for part-time help, Blair House food costs or expenses for Secret Service hotel bills.

$$\frac{\$122,166}{(\text{total expenses})} \div 55 = \$2,221.00 \text{ per night}$$

(# of visit days)

$$\$ 2,221.00 \times 110 = \$244,310.00$$

(# of visit days for 12 month period)

Disadvantages: Distance from White House and State Department. Motorbuses in the morning and evening will have to be sufficient to transport Secretaries and staff to the hotel. Staff transportation would be a problem. The lack of ready access to services, which is a critical problem, would be considered for future visits. Transport for delegations members would in Washington hotels would not be arranged.

Wood and Drive (Two Days)

Remarks: The initial report was dropped his 12 day opinion. Mr. DeBell is interested in making to the... by the... while... this would be the... and... regulation.



April 13, 1983

MEMORANDUM

TO : Ambassador Roosevelt
FROM : Georgia DeBell
SUBJECT: Alternate Housing

Merrywood

Situation: Mrs. Dickerson is in no immediate hurry to settle. She has not yet decided on another house although she intends to soon. If she does, it would require at least two months for her to move.

Price: She told me that the house would sell for \$5 million. Using a conservative estimate of 10% return on investment, taxes, etc. rental would have to be in the \$400,000 to \$500,000 range unless her particular tax situation would allow significant savings.

Advantages: Self evident. A beautiful house with sufficient storage space, extra buildings, etc.

Disadvantages: Distance from White House and State Department. Motorcades in the morning and evening rush hours would be difficult to manage. Courtesy calls by the Secretary and Vice President would be a burden to them. Staff transportation would pose a real problem. The lack of nearby stores and services, while not a critical problem, should also be considered. For large visits, transportation for delegation members housed in Washington hotels would have to be arranged.

Woodland Drive (True Davis)

Situation: The original buyer has dropped his 14 day option. Mr. Davis is interested in leasing to us now, but he requires a serious indication of interest by this Friday. While not binding, this would hold the house for us while GSA completes negotiation.

Price: The woodland house is assessed at \$2 million. The real estate agent told me that would translate to a rent of between \$200,000 to \$225,000.

Advantages: Price, immediate availability, location (three blocks from Shoreham and Sheraton Hotels) good state of repair.

Disadvantages: While the main reception rooms are larger than at Merrywood, there are no auxiliary storage areas. The driveway is steep (the SS loaded six agents into a fully armored limousine for a successful bump test).

Brady Estate

Situation: All the time in the world.

Price: Even if Mrs. Brady is willing to rent for a purely nominal figure, the cost of repairs would bring the price back to \$350,000 a year, figuring \$1.5 million spread over four years. (FYI Cooper-Lecky estimated \$1,765,661 for functional repairs ONLY at Blair House, which is in better mechanical condition than the Brady Estate). The cost of running the estate, utilities, gardeners, etc. would also be very high.

Advantages: Location, size and number of rooms, beautiful grounds, extra buildings.

Disadvantages: Even if financing were no problem, it would certainly take at least six months to complete even minimal repairs.

Others

Hillandale

The cost of repairs, while not as great as the Brady Estate requires, is still significant. Operating expenses would also be high. Style and architecture not suited to Blair House furnishings.

Navy House

Too small, located in the middle of a parking lot.

Recommendation:

I strongly urge you to consider the True Davis House. Unless a decision is made soon we will lose it. The other alternatives would involve too much time and too much money; we would be better off staying in hotels.

THE WHITE HOUSE
WASHINGTON

file

February 2, 1983

Dear Mr. Deaver:

I want to thank you so very much for arranging an interview with Mrs. Roosevelt to discuss the position of Blair House manager.

I met with Mrs. Roosevelt this afternoon and found her to be most gracious and informative. She was very direct with me (which I appreciated) and told me that even she didn't know at this time when the position would be available. She also said that if this position did not work out there might be something in her office in the future.

Thank you again, Mr. Deaver, for your kindness to me. Just having the opportunity to speak with her was a "plus" and something I could not have done without your help.

Sincerely,

Janz

Jane Erkenbeck