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WITHDRAWAL SHEET

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File Folder BLAIR HOUSE (3)

FOIA

F97-0066/19

Box Number 37

COHEN, D

204

DOC NO	Doc Type	Document Description	No of Pages	Doc Date	Restrictions
1	MEMO	THOMAS NASSIF TO DEAVER (PARTIAL)	1	5/20/1982	B6 B7(C)
2	MEMO	DAVE FISCHER TO JERRY PARR/BOBBY DEPROSPERO RE 4/21/81 BLAIR HOUSE SECURITY MEETING	2	4/30/1981	B7(E)

Freedom of Information Act - [5 U.S.C. 552(b)]

B-1 National security classified information [(b)(1) of the FOIA]

B-2 Release would disclose internal personnel rules and practices of an agency [(b)(2) of the FOIA]

B-3 Release would violate a Federal statute [(b)(3) of the FOIA]

B-4 Release would disclose trade secrets or confidential or financial information [(b)(4) of the FOIA]

B-6 Release would constitute a clearly unwarranted invasion of personal privacy [(b)(6) of the FOIA]

B-7 Release would disclose information compiled for law enforcement purposes [(b)(7) of the FOIA]

B-8 Release would disclose information concerning the regulation of financial institutions [(b)(8) of the FOIA]

B-9 Release would disclose geological or geophysical information concerning wells [(b)(9) of the FOIA]

THE WHITE HOUSE

WASHINGTON

May 24, 1982

MEMORANDUM FOR AMBASSADOR ROOSEVELT

FROM: MICHAEL K. DEEVER *M*
SUBJECT: BLAIR HOUSE REPAIRS AND CLOSING

Upon receipt of Tom Nassif's memorandum dated May 20, 1982, I have instructed Tom to prepare to close the Blair House until the necessary repairs are made to insure the life safety of the President's guests.

I would like you to list those items that will need to be replaced and/or repaired, and to prepare a list of appropriate alternative housing you have surveyed.

Please keep my office informed of the date when Blair House will be closed. I would appreciate being apprised of the progress of the renovation project on a regular basis.

It will be the responsibility of your office to notify all interested parties of the intended closing of Blair House.

THE WHITE HOUSE
WASHINGTON

TO:

B. Sittman

FROM:

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

☐ Information

☒ Action

File



United States Department of State

Deputy Chief of Protocol

Washington, D. C. 20520

May 20, 1982

Keel 5,

MEMORANDUM

TO : Mr. Michael Deaver
The White House

M - Mr. Richard Kennedy

FROM : S/CPR - Thomas A. Nassif

SUBJECT : Blair House Safety Inspection

After receiving a memo dated May 5th, 1982 from Buddy Respass of the General Services Administration regarding life safety problems at Blair House I requested expert opinions from the GSA and other responsible parties as to whether or not 1) Blair House should be closed immediately; 2) we should immediately take action on certain specified problems; 3) take other actions within the next year; 4) other recommendations.

On May 18th I received a memo dated May 17th from Buddy Respass. Attached was an official life safety opinion from the Chief of Accident and Fire Prevention Branch (WPBA) James A. Hawkins. That memorandum is attached hereto.

As is made clear from the memorandum attached it is Chief Hawkins' recommendation that Blair House be closed immediately and the design and renovation construction be started in accordance with the Scheme C recommendations in the Cooper-Lecky report.

I believe the attached report taken together with the recent incidents at Blair House reinforce our opinion that measures to correct the structural and life safety systems need to be taken immediately. I would appreciate your comments and advice.

Attachment:
As stated

ccs: Mr. Bill Sittmann, White House
Judy McLennan, Blair House
Mr. Woody Taylor, USSS



May 17, 1982

TO: THOMAS A. NASSIF
Deputy Chief of Protocol
Department of State

FROM: BUDDY RESPASS *[Signature]*
Buildings Manager
White House Area
General Services Administration

SUBJECT: BLAIR HOUSE

Reference your letter dated May 6, 1982, subject Blair House.

Per your request, enclosed is an official Life Safety opinion dated May 13, 1982, concerning the Blair House. The report was prepared by GSA, National Capital Region, Accident and Fire Prevention Branch.



Date : MAY 13 1982

Reply to : Chief, Accident and Fire Prevention Branch (WPBA)
Attn of :

Subject: Necessary Renovations, President's Guest House

To : Buildings Manager, White House Field Office (WPFY)
Thru: Manager, White House Area (WPFY)

On May 10, 1982, Mr. Donald G. Bathurst of my staff, Mr. Charles Respass, Ms. Judy McLennan, and representatives of the Secret Service met at the subject building to discuss the safety problems with the building. This meeting was prompted by the memorandum from the Deputy Chief of Protocol dated May 6, 1982, which requested expert opinion from the General Services Administration concerning the lifesafety problems and continued use of the building.

As you stated in your letter of May 5, 1982, to Ms. McLennan mechanical problems are imminent and unpredictable. As evidenced by the incidents of April 26 and 27, 1982, these failures can be extremely serious. Chance is the only factor that prevented a disaster in this case.

The chance for failures in the mechanical systems as well as the probability of fire are increased substantially during official visits because this is when the building and all of its systems are pushed to their maximum limits. The problems with the mechanical systems and the lifesafety systems in the building have been documented extensively by this office and in the recently completed study by the Cooper-Leckey Partnership. Details of the specific problems will not be discussed here as all concerned parties have copies of the recent study.

Due to the overall condition of the building and the possible international implications of an incident in the building we make the following recommendations.

1. To guarantee the safety of all who use the building it should be closed immediately and the design and renovation construction should be started in accordance with the Scheme C recommendations in the Cooper-Leckey report.
2. If the building cannot be closed at this time, official visits where the building is used should be held to an absolute minimum.
3. Under any circumstances the design for the renovation should commence immediately.
4. At the earliest possible time, the renovation construction should begin. The building should be closed and all work completed at one time, this will save both money and time.
5. Specific deficiencies should not be individually corrected. Their correction would not enhance the level of safety, because of the overall condition of all building systems.

As stated in the Cooper-Leckey report, the building as it exists today cannot satisfactorily fulfill the requirements of the President's Guest House.

If you have any questions or require more information, please contact Mr. Donald G. Bathurst or Mr. Donald F. SinseI on 472-1618.



JAMES A. HAWKINS

Chief

Accident and Fire Prevention Branch

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*Restric-
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1 MEMO

1 5/20/1982 B6

THOMAS NASSIF TO DEAVER (PARTIAL)

B7(C)

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B-9 Release would disclose geological or geophysical information concerning wells [(b)(9) of the FOIA]

C. Closed in accordance with restrictions contained in donor's deed of gift.



United States Department of State

Deputy Chief of Protocol

Washington, D. C. 20520

Blair House
Full

May 20, 1982

MEMORANDUM

TO : Mr. Michael Deaver
The White House

M - Mr. Richard Kennedy

FROM : S/CPR - Thomas A. Nassif

SUBJECT : Blair House Safety Inspection

After receiving a memo dated May 5th, 1982 from Buddy Respass of the General Services Administration regarding life safety problems at Blair House I requested expert opinions from the GSA and other responsible parties as to whether or not 1) Blair House should be closed immediately; 2) we should immediately take action on certain specified problems; 3) take other actions within the next year; 4) other recommendations.

On May 18th I received a memo dated May 17th from Buddy Respass. Attached was an official life safety opinion from the Chief of Accident and Fire Prevention Branch (WPBA) James A. Hawkins. That memorandum is attached hereto.

As is made clear from the memorandum attached it is Chief Hawkins' recommendation that Blair House be closed immediately and the design and renovation construction be started in accordance with the Scheme C recommendations in the Cooper-Lecky report.

I believe the attached report taken together with the recent incidents at Blair House reinforce our opinion that measures to correct the structural and life safety systems need to be taken immediately. I would appreciate your comments and advice.

Attachment:
As stated

ccs: ✓ Mr. Bill Sittmann, White House
Judy McLennan, Blair House

[REDACTED], USSS b(6)
b(7)(c)



May 17, 1982

TO: THOMAS A. NASSIF
Deputy Chief of Protocol
Department of State

FROM: BUDDY RESPASS *[Signature]*
Buildings Manager
White House Area
General Services Administration

SUBJECT: BLAIR HOUSE

Reference your letter dated May 6, 1982, subject Blair House.

Per your request, enclosed is an official Life Safety opinion dated May 13, 1982, concerning the Blair House. The report was prepared by GSA, National Capital Region, Accident and Fire Prevention Branch.

MEMORANDUM

THE WHITE HOUSE

WASHINGTON

June 1, 1982

*Mike
For approval*

Proposed Press Release Regarding Closing of Blair House
(Dictated over phone by Lucky Roosevelt)

BLAIR HOUSE CLOSING FOR REPAIRS

FOR IMMEDIATE RELEASE

Blair House, the President's guest house at 1651 Pennsylvania Avenue, has been closed for the next few months to make immediate and necessary repairs.

Official Presidential guests will be accommodated in hotels during the period of closure.



Date : MAY 13 1982

Reply to : Chief, Accident and Fire Prevention Branch (WPBA)
Attn of :

Subject: Necessary Renovations, President's Guest House

To : Buildings Manager, White House Field Office (WPFX) *[Signature]*
Thru: Manager, White House Area (WPFX) *[Signature]*

On May 10, 1982, Mr. Donald G. Bathurst of my staff, Mr. Charles Respass, Ms. Judy McLennan, and representatives of the Secret Service met at the subject building to discuss the safety problems with the building. This meeting was prompted by the memorandum from the Deputy Chief of Protocol dated May 6, 1982, which requested expert opinion from the General Services Administration concerning the lifesafety problems and continued use of the building.

As you stated in your letter of May 5, 1982, to Ms. McLennan mechanical problems are imminent and unpredictable. As evidenced by the incidents of April 26 and 27, 1982, these failures can be extremely serious. Chance is the only factor that prevented a disaster in this case.

The chance for failures in the mechanical systems as well as the probability of fire are increased substantially during official visits because this is when the building and all of its systems are pushed to their maximum limits. The problems with the mechanical systems and the lifesafety systems in the building have been documented extensively by this office and in the recently completed study by the Cooper-Leckey Partnership. Details of the specific problems will not be discussed here as all concerned parties have copies of the recent study.

Due to the overall condition of the building and the possible international implications of an incident in the building we make the following recommendations.

1. To guarantee the safety of all who use the building it should be closed immediately and the design and renovation construction should be started in accordance with the Scheme C recommendations in the Cooper-Leckey report.
2. If the building cannot be closed at this time, official visits where the building is used should be held to an absolute minimum.
3. Under any circumstances the design for the renovation should commence immediately.
4. At the earliest possible time, the renovation construction should begin. The building should be closed and all work completed at one time, this will save both money and time.
5. Specific deficiencies should not be individually corrected. Their correction would not enhance the level of safety, because of the overall condition of all building systems.

As stated in the Cooper-Leckey report, the building as it exists today cannot satisfactorily fulfill the requirements of the President's Guest House.

If you have any questions or require more information, please contact Mr. Donald G. Bathurst or Mr. Donald F. Sinsel on 472-1618.



JAMES A. HAWKINS

Chief

Accident and Fire Prevention Branch

May 6, 1982

MEMORANDUM

TO : M - Mr. Richard Kennedy
FROM : S/CPR - Selwa Roosevelt
SUBJECT : Blair House

Enclosed you will find copies of memorandum relating to the present state of Blair House. It is imperative that we determine the safety of the premises prior to housing future heads of state. Please advise me of your recommendations.

Enclosures:
As stated



United States Department of State

Deputy Chief of Protocol

Washington, D. C. 20520

May 6, 1982

MEMORANDUM

TO : S/CPR - Judy McLennan
FROM : S/CPR - Thomas A. Nassif (A)
SUBJECT: Blair House

I have just received a copy of a memorandum from Buddy Respass to you regarding Blair House. Attached to the memorandum is a document entitled "Accident and Fire Protection and Survey Report - For Local Action". That report is dated April 1, 1982. Contained in the report are findings and recommended action. Many of the items identified call for action by various agencies. Please advise me what the status of the fire prevention recommendations is and what fire problems remain uncorrected.

cc: S/CPR - John Murtha



United States Department of State

Deputy Chief of Protocol

Washington, D. C. 20520

May 6, 1982

MEMORANDUM

TO : GSA - Mr. Buddy Respass

FROM : S/CPR - Thomas A. Nassif *TA*

SUBJECT: Blair House

I am in receipt of a copy of your May 5, 1982 memorandum to Judy McLennan regarding Blair House. Inasmuch as you have stated that there are "life safety problems" at Blair House, that "very serious danger exists in life safety", I would like the opinion of the General Services Administration and other responsible parties whether or not Blair House should be 1) closed immediately; 2) immediate action taken on certain specified problems; 3) that action should be taken within the next year; 4) or other recommendations.

It's my opinion that we can not continue to operate Blair House as the President's Guest House or for any other purpose if serious life safety problems exist. Please advise me immediately of your recommendations in this matter.

ccs: S/CPR - John Murtha
S/CPR - Judy McLennan

BLAIR HOUSE
THE PRESIDENT'S GUEST HOUSE
1651-1653 Pennsylvania Avenue
Washington, D.C. 20500

M E M O

May 5, 1982

TO: Tom Nassif
Deputy Chief of Protocol

FROM: Judy McLennan
Blair House

JMG

Attached you will find the report I received from Buddy Respass on the condition of Blair House.

Further, last night the New Executive Office Building had a power failure which affected the compressor which we depend on for the air compression in the Lee and Blair houses of the Blair House complex. I have asked Buddy Respass to get me a report on it immediately. We also had a flood in the pump room today which I noticed when I walked by the elevator shaft and heard water running. I traced it back to what seemed to be a faulty valve in the pump room. I am expecting a report on this as well from Buddy Respass and will forward you copies when I get them.



May 5, 1982

TO: JUDY MCLENNAN

FROM: BUDDY RESPASS *B. Respass*

SUBJECT: BLAIR HOUSE

Because of life safety problems with recent State visits, I feel it is of utmost urgency that the Blair House renovation program commence without further delay.

Not to mention slates falling off the roof, outside walks crumbling and annual recurring cracks in the walls, a very serious danger exists in life safety. A fine example is the boiler gas valve that malfunctioned causing explosive gas to escape during the Tunisian visit.

The GSA, White House Area, will do everything resources allow to keep the building maintained and operating. Also, please keep in mind that the Blair House is a State Department building and that GSA is not funded to rebuild the building.

To reiterate the problems with the facility at the Blair House, I have to go on record stating that the mechanical systems have surpassed their life span and mechanical problems are imminent and unpredictable. However, the major concern is the fact that the Blair House has many life safety deficiencies that require reconstruction to eliminate.

It would be a total disaster if for some reason the White House became unoccupiable and the President had to use the Blair House in it's present condition. Another possible dilemma is a serious incident with a State visit.

In closing, please bring to the attention of appropriate State Department officials, that someone will have to take the Cooper-Lecky report, GSA life safety reports and do something about the problems.



May 5, 1982

TO: JUDY MCLENNAN

FROM: BUDDY RESPASS *BR*

SUBJECT: BLAIR HOUSE

Attached is a recent life safety inspection report conducted by GSA.

In view of life safety and the Cooper-Lecky report, I strongly recommend that GSA provide an engineer and that you have a D.C. fireman stay on site during all official visits at the Blair House.

ACCIDENT AND FIRE PREVENTION SURVEY REPORT - FOR LOCAL ACTION

VEY OF

White House Field Office

REG. NO. REPORT DATE
NCR APR 1 1982

Items listed below require correction by the Buildings Manager or other official in charge.

ITEM NO.	FINDINGS AND RECOMMENDED ACTION	COST ESTIMATE AND RESPONSIBLE AGENCY/SERVICE
82-5	<u>Attic Door - Presidents Guest House</u> The fire door at the entrance to the attic is not equipped with a self-closing device as required by current standards. The door should be equipped with a self-closer to provide an adequate fire separation between the attic space and the remainder of the building. <u>Recommendation</u> Provide a self-closing device on the door.	<i>GSA will perform</i> Management Action (Bldgs. Mgr.)
82-6	<u>Locked Stairway Doors - Court of Claims</u> The stairway doors are locked on the stair side at all floor levels. An arrangement of this type is in violation of the NFPA Life Safety Code, Standard No. 101, which requires that stairway doors be openable at every third level within the stair shaft. <u>Recommendation</u> Unlock the stairway doors at least at every third level of both exit stairways.	Management Action (Bldgs. Mgr.) Agency
82-7	<u>Improperly mounted exit signs- Court of Claims</u> The exit signs over the entrances to the stairwells on all floors are mounted flush with wall. This makes them unable to be seen from anywhere except directly in front of the door. <u>Recommendation</u> Install double faced illuminated exit signs over the entrances to the stairwells on all floors. The signs may be of the pendant type, hung from the ceiling, or the out-rigger type attached to the wall. The signs should be visible from the corridor on both sides of the door.	Management Action (Bldgs. Mgr.)

BLAIR HOUSE
THE PRESIDENT'S GUEST HOUSE
1651-1653 Pennsylvania Avenue
Washington, D.C. 20500

M E M O

April 27, 1982

TO: Tom Nassif
Deputy Chief of Protocol

FROM: Judy McLennan *JCM*
Manager, Blair House

At 11:45 pm on April 26 (Monday) Shirley Campbell, the switchboard operator called and said that there was a terrible smell in the basement, a noise in the rear mechanical room and smoke coming out of a vent in the basement hall at the bottom of the stairs outside the laundry room. She also said that she had called the engineers.

I asked her to connect me to the U.S.S.S. command post, told them about the problem and then told them I would meet them in the basement. When we got there we also noticed steam or smoke coming up under one of the stairs leading to the Lee side of the house from the basement. I asked Shirley to call the engineers again. She did and was told they were on the way.

At approximately 12:00 the engineers arrived, opened the door to the mechanical room and steam poured out. They went in and thought a steam pipe had burst at first.

At approximately 12:05 ADT from State called and told us a smoke alarm had gone off and that the fire department was on its way. I notified U.S.S.S. and they notified U.D. so they could be stopped on arrival.

At 12:10 the fire department trucks showed up with sirens on and were met by U.D. and U.S.S.S. They did not come into the house.

12:13 the fire department left.

At 12:15 the engineers explained that the boiler did not shut off on the temperature gauge, the pressure was up to 250 degrees which finally caused the safety to pop off. They feel that there was a malfunction in the control system which kept the boiler on. Had the safety also malfunctioned, it would have been a short matter of time before the boiler blew up.

At 12:40 I returned to my room after stopping at both the U.S.S.S. command post and the U.D. command post to check with them to say thank you and that I was going to bed.

cc: John Murtha
Buddy Respass

April 27, 1982

~~LIMITED OFFICIAL USE~~

TO: Tom Nassif
Deputy Chief of Protocol

From: Judy McLennan
Manager, Blair House

Further to my memorandum of this morning, several additional mechanical problems have come to light.

- . In the same mechanical room in which the boiler problem occurred last night, the gear box for the primary pump of the domestic hot water system burned out. The GSA technical people were able to switch to the back up system so we still have hot water service. GSA will repair the primary system as soon as possible.
- . GSA requested the gas company carry out an inspection of the failed boiler, and an extremely serious situation was discovered. The inspector found a worn valve, which is supposed to be "fail safe" when the power is off, malfunctioned and allowed gas to escape into the mechanical room (see paragraph above). The Washington Gas representative turned the gas off at the main, in order to insure safety. I have requested that GSA order the necessary parts and repair the boiler and the valve as soon as possible.

It should be pointed out that the gas was escaping into the mechanical room from the time the boiler had been turned off. That is, while the water pump was burning out, we had a volatile atmosphere in the basement of the complex and the potential for a serious incident.

Because of these problems the Secret Service fire safety expert inspected the premises and has requested the D.C. government supply the services of a fireman, 24 hours a day, during the duration of the Tunisian visit, for safety reasons. At the same time, I have requested that the GSA supply a stationary engineer to monitor the mechanical systems during the same period.

cc: John Murtha
Buddy Respass

9/12/11008
~~LIMITED OFFICIAL USE~~

THE WHITE HOUSE
WASHINGTON

TO: *Bill Clark*

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

☐ Information

☒ Action

3-29

*Will be discussed at
Budget Review Bd Mtg
4:15 this aft
Roosevelt Rm.*

THE WHITE HOUSE
WASHINGTON

March 23, 1982

MEMORANDUM FOR MICHAEL K. DEEVER

FROM: WILLIAM F. SITTMANN *WFS*

SUBJECT: BLAIR HOUSE RENOVATION

For your information, Richard Kennedy is meeting with OMB representatives today. In his meeting, they will be discussing the costs of the Blair House renovation.

Attached are:

- 1) Cost reductions;
- and 2) Questions prepared by OMB.

Bill Clark
Is there something
we ought to be
doing now?
at least to the
extent.

Believe
is not
necessary
my
3/24

file
good

3/30
- security money ok (\$1.5 million)
- the rest not approved, private
sources will be pursued.

copy to MD
& File.

UNDER SECRETARY OF STATE
FOR MANAGEMENT
WASHINGTON

March 19, 1982

~~LIMITED OFFICIAL USE~~ 7/12/88
(Unclassified Upon Removal of Attachment)

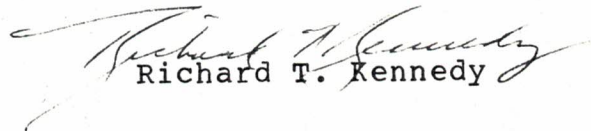
Dear Phil:

I have transmitted the Department's formal request for a 1983 budget amendment of \$8.2 million for renovation of the Blair House complex as part of our package which includes all remaining supplemental and amendment requirements. I do, however, want to respond directly to your concerns and the questions raised in your March 12 letter on the Blair House project.

We have taken a hard look at the Cooper-Leckey Report and believe the total project can be accomplished for \$11.4 million: \$1.5 million in 1982 (currently pending before Congress), \$8.2 million for 1983 (the amendment), and a final \$1.7 million for 1984. This represents what we believe is the minimum funding level to meet security, safety and standard of living requirements for visiting Heads of State. Enclosed is a table showing how we arrived at the total. We have reduced the construction requirements contained in "Scheme C" of the Cooper-Leckey Report from \$7.1 million to \$6.1 million. The major reduction in the overall plan is for alternate housing, from \$4.0 million to \$3.0 million (see Enclosure A).

Our responses to your questions are included in Enclosure B.

Sincerely yours,


Richard T. Kennedy

Enclosures:
As Stated.

Mr. Philip A. DuSault,
Deputy Associate Director
for International Affairs,
Office of Management and Budget.

~~LIMITED OFFICIAL USE~~
(Unclassified Upon Removal of Attachment)

Clearances: M/COMP - Mr. Feldman
M/COMP/BP - Mr. Jurvis
M/COMP/BP/RME - Mr. Emery
A/BH - Mr. Walls (in draft)

M/COMP/BP/RME:PMcHale:pm/jes 3/18/82
Doc. #1825c

Recommended Reductions to the
Blair House Renovations

FY 1982

Design Fee	\$1,060,000
Telephone System	50,000
Security Hardware	300,000
Furniture Moving and Storage	70,000
Misc. Administration	20,000
Supplemental Request	1,500,000

FY 1983

Scheme C of the Cooper-Leckey Report	7,099,000
Less the following items	
(8) Replace Jackson House Roof*	63,000
(33) Create Bedroom 3rd Floor Jackson	87,000
(ME 51) Standby Generator	808,000
(12) Repair Pavement Cracks	48,000
	-1,006,000
Revised Construction Cost	6,093,000
Inflation	776,000
Total Construction Cost	6,869,000
Alternate Accommodations	1,333,000
Total FY 83	8,202,000

FY 1984

Alternate Accommodations	1,666,000
Furniture Moving & Storage	12,000
Total FY 84	1,678,000
Total FY-82, FY-83 and FY-84	11,380,000

* Repairing the Jackson House roof rather than replacing it results in a net savings of \$63,000.

OMB Questions

- Q. Given the architect's conclusion that the condition of Blair House requires massive restoration, there are less costly - and more secure - alternatives elsewhere in the area. Should not the alternatives of the former South Vietnamese chancery and the Admiral's House at the Naval Observatory be explored?
- A. We have explored these possibilities and our findings do not show the two alternatives you mention to be less costly or more secure than the Blair House. The former South Vietnamese chancery is unavailable for Department use until the Foreign Missions Act is passed. The adverse political subtleties implicit in having visiting Heads of State stay in the former South Vietnamese chancery preclude this option. Also we have conclude that the Admiral's House at the Naval Observatory is not large enough to meet the needs of visiting Heads of State.
- Q. To what extent should the renovation seek to restore the ambiance of an earlier period? We understand that restoration is always very expensive. It drives up costs considerably.
- A. Because Blair and Blair-Lee houses are under the protection of the National Historic Buildings Trust, restoration must be faithful to the period of structure. Restoration costs are higher but will ensure that the Blair House is maintained as an historic landmark and national treasure.
- Q. Can several expensive features in the consultant's proposals be delayed or eliminated? Some appear to have only marginal advantages that might be largely accomplished by other means. Admittedly many things are desirable, but how necessary are they at this time?
- The wing for the primary guest (Limited Official Use)
- A. The proposed wing for principal guest would solve an important security problem. The current primary guest space is situated facing heavily traveled Pennsylvania Avenue.

-- The new kitchen arrangement with all new equipment

A. The replacement of kitchen equipment is necessary due to the reconfiguration of the basement kitchen. We conclude that the existing equipment is inadequate.

-- Egress to NEOB

A. The egress would provide security personnel with a safe and swift passage to evacuate dignitaries in the event of an emergency.

-- Standby Generator

A. Given the current budget atmosphere, we have deleted this item from our construction plan.

-- Replacement of all walls and ceiling with plaster rather than wall board.

A. We have conclude that plaster replacement is necessary to preserve the historic character of the premises.

-- Replacement of all bathroom fixtures

A. The renovation does not include the replacement of all bathroom fixtures. Operable fixtures, compatible with the new plumbing system, will be used. When necessary, accessories replacement will be provided consistent with the Blair Houses' overall design.

-- Replacement of Jackson Place roof

A. We now propose to repair the Jackson Place roof resulting in a reduction of \$63,000 in construction costs.

-- New center stairwell at the junction of the Blair and Jackson Place Houses

A. The current configuration of the Blair and Jackson Place Houses results in inadequate passageways between the two residences. This is undesirable from a fire safety, security and operational standpoint.

Q. What is the lowest feasible cost for alternative visiting housing arrangements while the renovation is underway?

A. We have had more time to look at alternative housing and have sharply reduced our original estimate from \$4.0 million to \$3.0 million.

Q. What is the best estimate of other costs not included in the consultants' schemes nor needed for alternate visitor arrangements, namely for furniture, fixtures, equipment and decorations.

A. Current estimates of these costs are:

Design Fee	\$1,060,000
Telephone System	50,000
Security Hardware	300,000
Furniture Moving & Storage	70,000
Misc. Administration	20,000
	<u>\$1,500,000</u>

Many of the furnishing and decoration costs will be covered by private donations.



DEPARTMENT OF STATE

Washington, D.C. 20520

February 9, 1982

MEMORANDUM

TO: Mr. David R. Gergen,
Assistant to the President for Communications,
The White House

FROM: Mr. Thomas A. Nassif *AN*
Acting Chief of Protocol

Mr. Dean E. Fischer, Assistant Secretary *DF*
Bureau of Public Affairs

SUBJECT: Media Contacts Regarding Blair House
Remodeling Project

The Department of State has initiated a project, through the General Services Administration, to make necessary improvements in structural, operating systems, safety and security aspects of Blair House. The phase to systematically and comprehensively survey all aspects of the property to identify all repairs required and other improvements necessary to bring the property back to first-class condition is scheduled for completion on March 3, 1982. The next phase will be the completion of detailed architectural designs and then actual construction. Blair House will be closed during the construction phase and alternative quarters will have to be utilized for foreign guests of the President during this period.

There has already been media interest in this project and one press article contained quotes from the General Services Administration. It can be reasonably anticipated that there will be increased and continued media interest. The Department of State believes it would be prudent to have only one office issuing statements and answering inquiries regarding Blair House. The Department also believes that the Press Office of the Bureau of Public Affairs would be the logical place for this responsibility. The Office of Protocol will prepare basic press guidance regarding the property and the project which will be used by the Bureau of Public Affairs. Any requests for information which cannot be answered utilizing this general guidance will be forwarded to the Office of Protocol for preparation of a response. The response will be issued by the Bureau of Public Affairs.

This proposed procedure has been agreed to by the Assistant to the GSA Administrator, Mr. Kerry Moody. Any reference to GSA's participation in the project would be cleared with GSA prior to issuance.

If you foresee any problem with this procedure, please let us know.

ccs: TNassif
M - Mr. Phil Walls
S/CPR - John Murtha
Cathy Gerardi
PA - Mr. Dean Fischer
✓ White House - Mr. Joseph Canzeri
A&E Firm (Cooper-Lecky)
GSA - Mr. Kerry Moody
Blair House - Mrs. Judy McLennan

Clearance: M - Mr. Kennedy

Drafted by:
S/CPR - JMurtha:ens
2/4/82

approved by MEMC
Sent reg. to State
+ was approved -

THE UNITED STATES TRADE REPRESENTATIVE

WASHINGTON, D.C. 20506

February 5, 1982

MEMORANDUM

TO: Joseph Canzeri

From: Bill Brock 

I will be hosting a dinner in honor of my counterpart from France, The Minister of Trade, Claude Jobert, during his upcoming visit to Washington.

We would like to hold this dinner at Blair House on the evening of Monday, March 1.

Our plans indicate there would be 40 to 48 guests. Will you please confirm the availability of Blair House?

Many thanks.

THE WHITE HOUSE
WASHINGTON

January 27, 1982

MEMORANDUM FOR MICHAEL K. DEEVER
FROM: JOSEPH W. CANZERI *Joe*
SUBJECT: BLAIR HOUSE RESTORATION

Mike, attached is a summary of the Blair House restoration project that Tom Nassif has submitted to me.

I would appreciate you taking a very close look at this review.

Thanks very much.

*what are
your recommendations*



United States Department of State

The Chief of Protocol
Washington, D.C. 20520

January 26, 1982

Mike
I think
you better
take a
close look
at this -
Joe

MEMORANDUM

TO : Mr. Joseph W. Canzeri
The White House

FROM : S/CPR - Thomas A. Nassif, Acting ~~AS~~

SUBJECT : Blair House Restoration Project

Summary

Blair House has not had major maintenance or repair for a number of years. Potential systems and structural deficiencies have been identified in recent months and a full survey and review of the property is currently underway. This survey will be the basis for accomplishing major remodeling of the property which will require closing Blair House for an extended period of time.

Background

The purpose of this memorandum is to provide information regarding current activities and future plans for the operation of Blair House.

During the last couple of years we have been experiencing problems with a number of the systems at Blair House; notably heating, cooling, and security. The Office of Protocol initiated a program to systematically and comprehensively survey all aspects of the property to identify all repairs required and other improvements necessary to bring the property back to first-class condition.

A survey is now underway by the architectural and engineering firm of Cooper-Lecky and is scheduled to be completed by March 1. The Department of State obtained this survey through agreement and support of the General Services Administration. The Administrator of GSA, Mr. Carmen, has become personally involved and interested in the Blair House project and we are receiving excellent support from his staff.

While no one knows the extent of the remodeling project, its cost or the time it will take to complete, we have obtained OMB's approval of a \$1.5 million supplemental FY 1982 appropriation for this project. It is possible that additional funding will have to be requested for full completion of the project. It is also anticipated that Blair House will have to be closed for an extended period of time.

Mr. Richard T. Kennedy, Under Secretary for Management, has overall responsibility for this project. It was through his personal intervention that the \$1.5 million supplemental appropriation was granted for FY 1982.

The next step in the process, after receiving the A&E survey report and making decisions regarding options and alternatives, will be to let a contract for the design of all work to be completed. This will be followed with the advertising and letting of a contract for the construction phase. It is planned that construction work can begin about September 1982. Blair House would then have to be closed until construction is completed.

There is a companion project in the planning stages for the redecorating and refurnishing of the rooms at Blair House. Present plans are for the establishment of a "Blair House Fine Arts Committee". This fund-raising group would obtain necessary funds from private donors for the redecorating and refurnishing work. It is expected that about \$2.5 million will be needed for this work, which should be tied closely with the remodeling and renovation work. Ambassador Annenberg has expressed an interest in assisting with this phase of the project. We would not, however, proceed before clearing this procedure with the White House.

Mr. Kennedy would like to have all work completed by July 1983, but this is a very optimistic goal. Since the property is on the National Register of Historic Places there may be delays encountered in obtaining necessary clearances for work planned.

As soon as there is a clear estimate of the time it will take to complete the remodeling project, alternative locations for housing foreign dignitaries will be investigated. Naturally, the security protective organizations will play a major role in the final selection.

THE WHITE HOUSE

WASHINGTON

January 26, 1982

MEMORANDUM FOR TOM NASSIF

FROM: JOSEPH W. CANZERI

SUBJECT: BLAIR HOUSE

This memorandum will serve as notice to your office that Mr. Deaver will continue to use the dining facilities at the Blair House every Friday from noon until approximately 1:30pm.

Through this notice, it will be understood that the facilities will not be available during a state or official visit.

With regard to food service, my office will work with Mrs. McLennan's office directly concerning menu selections.

Thank you very much.

*find memo to
Nassif on this
done on or about*
THE WHITE HOUSE
WASHINGTON

TO:

Joe

FROM:

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

☒ Information

☐ Action

THE WHITE HOUSE
WASHINGTON

1/21/82

Mike:

I agree with Tom Nassif's opinion
and decision.

Joe

*so do I
draft a
memo that
so states*



United States Department of State

*The Chief of Protocol
Washington, D.C. 20520*

January 20, 1982

MEMORANDUM FOR: Mr. Michael K. Deaver
Deputy Chief of Staff
and Assistant to The President
The White House

SUBJECT: Use of Blair House

As the President's Guest House, Blair House is restricted to use by the President, the Vice President, and officials of cabinet rank in the hosting of functions. According to established guidelines, these functions should be appropriate to the stature of Blair House and should serve to advance the interests of United States Foreign Policy. The Chief of Protocol rules on each request. During the past year we have held to these guidelines. A few exceptions have been made to accommodate high ranking officials at the White House and sub-cabinet posts. However, in these instances it was determined that the scheduled functions served to advance the interests of United States Foreign Policy.

I have received a request from Mr. Morgan Mason at the White House requesting the use of Blair House for a reception on February 9th. The reception would be hosted by the White House Political Affairs office for Senatorial candidates, Cabinet members and senior White House staff with expenses being incurred by the Republican National Committee. While I would like to respond favorably to White House requests, my initial reaction is that this function does not fall within the guidelines and that an exception to the guidelines would establish a precedent. I am therefore informing Mr. Mason of my reluctance to approve his request based on the information submitted.

There is no doubt that as we begin the second year of this Administration, we will be receiving many requests for the use of Blair House. Unless the White House so instructs us to broaden our guidelines, it is my intention to hold to those presently established. However, exceptions will continue to be granted in cases where the hosting of a function is clearly in the interest of United States Foreign Policy.

Thomas A. Nassif
Acting

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2 MEMO

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DAVE FISCHER TO JERRY PARR/BOBBY
DEPROSPERO RE 4/21/81 BLAIR HOUSE
SECURITY MEETING

Freedom of Information Act - [5 U.S.C. 552(b)]

B-1 National security classified information [(b)(1) of the FOIA]

B-2 Release would disclose internal personnel rules and practices of an agency [(b)(2) of the FOIA]

B-3 Release would violate a Federal statute [(b)(3) of the FOIA]

B-4 Release would disclose trade secrets or confidential or financial information [(b)(4) of the FOIA]

B-6 Release would constitute a clearly unwarranted invasion of personal privacy [(b)(6) of the FOIA]

B-7 Release would disclose information compiled for law enforcement purposes [(b)(7) of the FOIA]

B-8 Release would disclose information concerning the regulation of financial institutions [(b)(8) of the FOIA]

B-9 Release would disclose geological or geophysical information concerning wells [(b)(9) of the FOIA]

C. Closed in accordance with restrictions contained in donor's deed of gift.



THE CHIEF OF PROTOCOL
DEPARTMENT OF STATE
WASHINGTON, D.C. 20520

Joe
Thanks.
you may want to
keep —

April 13, 1981

Dear Mr. Canzeri:

You asked for the guidelines for the use of Blair House and I am pleased to offer the following information. The standard operating policy has been included in an Office of Protocol Handbook. A copy of the applicable section is enclosed. There are three primary types of purposes for which Blair House is used; temporary resident for visiting foreign officials, venue for appropriate social functions and for tours as a historical building.

Blair House is used as the President's Guest House for visiting chiefs of state and heads of government when they are in Washington on state, official, working and occasionally, private visits.

Use of Blair House for social functions is generally restricted to functions hosted by the President, Vice President and officials of Cabinet rank. Functions should be appropriate to its stature as The President's Guest House and should serve to advance the interests of U.S. foreign policy. Blair House has been used in the past for other social functions that do not meet these general guidelines and, I expect, will continue to be so used in the future. Any request for its use should be made to me in writing; with full disclosure of the purpose of the event, the proposed guest list and identification of the organization responsible for payment of costs incurred. I review each of these requests and make a determination as to the propriety of the use of the House. All approvals for such use always remain contingent upon there not being an offer of Blair House for use as a temporary residence by a visiting foreign official.

We try to be as accommodating as possible regarding requests for use of Blair House for social functions, but also make every attempt to guarantee that all will not

degrade the stature of the House. In light of the recent confusion over the White House originated request for the use of the House for a function sponsored by the Electronics Industries Association, you may desire to have identified one office within the White House with the authority to request use of Blair House for functions which have White House interest and support. I assure you that we will attempt to respond favorably to as many such request as possible.

There are no formal, organized tours of Blair House and we try to discourage request for tours as much as possible because of the disruption to normal operations and because we simply don't have the staff assigned to handle many of them. We do, on occasion however, provide guided tours to small groups when there is a specific benefit in doing so. In such cases, we try to limit the size of the group to 15 persons but have accepted much larger groups. Larger groups are not able to always hear the tour guide and therefore do not get as much out of a tour as a smaller group would.

I hope that the information provided is of assistance to you and I have attached a copy of the applicable segment of the Office's Handbook which provides internal guidance to our staff.

If I can be of any further assistance, please let me know.

Sincerely,

A handwritten signature in cursive script, reading "Leonore Annenberg".

Leonore Annenberg

Enclosure:
As Stated.

The Honorable
Joseph W. Canzeri,
Deputy Assistant to the President,
The White House.

ADMINISTRATIONBLAIR HOUSE
THE PRESIDENT'S GUEST HOUSE

Blair House (which includes the Blair-Lee House and Jackson Place) is the President's Guest House. It is offered to a Chief of State or Head of Government who is making an official visit to the United States. It has also been offered to such persons when they are on an unofficial visit, regardless of whether they have an appointment with the President. In the event of a simultaneous visit by two or more such persons, the practice has been not to offer the use of Blair House to either.

Use of Blair House is contingent upon approval by the Assistant to the President for National Security Affairs of such a recommendation from the Executive Secretary of the State Department.

The President, Vice President and officials of Cabinet rank may host functions at Blair House. Functions should be appropriate to its stature as The President's Guest House and should serve to advance the interests of U.S. foreign policy.

Request for use of the House should be made in writing to the Chief of Protocol. Upon approval, the function is then scheduled by the Manager of Blair House.

Luncheons and dinners are limited by the size of the rooms to a maximum of 12 persons in the Blair House Dining Room and to a maximum of 18 persons in the Blair-Lee Dining Room. The Blair-Lee Drawing Room may be dismantled and set up as a dining room, using three round tables which seat a maximum of 36 persons. The Jackson Place Ballroom can be used to seat a maximum of 48 persons at 4 round tables.

The Blair House may be reserved for receptions for groups not exceeding 175 persons. It should be clearly understood that all reservations for events at Blair House are subject to cancellation in the event an official guest is to be quartered in the House.

Due to preparations for official visitors to stay in the House and housekeeping requirements following the departure of such guests, the House is not available for at least one working day before and after a visit.

Blair House is not open for tours. Occasionally, however, exceptions are made and special request for a tour should be made by contacting the Assistant Chief of Protocol for Administration. Such tours are limited to groups of 12 or less persons.

Any request which does not clearly fall within these guidelines should be referred to the Assistant Chief of Protocol for Administration for a recommendation to the Chief of Protocol who has the authority to approve or deny the request.

Daily operations of Blair House are the responsibility of the Manager who is assisted by an Assistant Manager and resident staff of eight. Additional temporary staff is utilized on an "as needed" basis for large functions or when a visitor is in residence.

Expenses incurred for a function are payable by the host of the function. Such costs are estimated and an advance is made to Blair House at least 48 hours prior to the event. There are no exceptions to this rule. Adjustments are made after all costs are known.

Maintenance of Blair House is the responsibility of the Department of State. However, an advance of funds is made to the GSA office at The White House which performs minor and emergency maintenance and repairs as requested by the Manager. Security is provided by the Department's Office of Security and is augmented by the Secret Service and the D.C. Uniformed Police Division when a visitor is in residence.