

The original documents are located in Box J30, folder “West Front Extension: General, 1965-1973 (1)” of the Gerald R. Ford Congressional Papers, 1948-1973 at the Gerald R. Ford Presidential Library.

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Capital Bldg.
Commission
File



Data Relating to
CONSTRUCTION, COST, AND AREA
of the
HOUSE OFFICE BUILDINGS
SENATE OFFICE BUILDINGS
U.S. SUPREME COURT BUILDING



MEMORANDUM

July 29, 1966

Subject: Ready-reference information on the Senate and House Office Buildings and the United States Supreme Court Building.

As a result of numerous requests, this compilation has been prepared to provide ready-reference information on the construction, cost, and area of the Senate and House Office Buildings and the United States Supreme Court Building.

The actual costs shown do not include cost of site and furnishings but do include the following:

- Construction cost
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- Test borings and soils analyses
- Administrative and miscellaneous costs

The projected costs reflect the actual costs escalated to the estimated costs of the buildings if their construction were bid in 1964. The escalation factor used is based on the Engineering News-Record Building Cost Index.

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J. GEORGE STEWART
Architect of the Capitol



CANNON HOUSE OFFICE BUILDING

Square feet	671, 921
Cubic feet	11, 282, 215
Construction period	1904-1907
Additional story	1913-1914
Air-conditioning added	1937
Actual cost	\$4, 354, 298. 00
Cost per sq. ft.	6. 48
Cost per cu. ft. 386
Cost if bid in 1964	25, 666, 761. 00
Cost per sq. ft.	38. 17
Cost per cu. ft.	2. 27

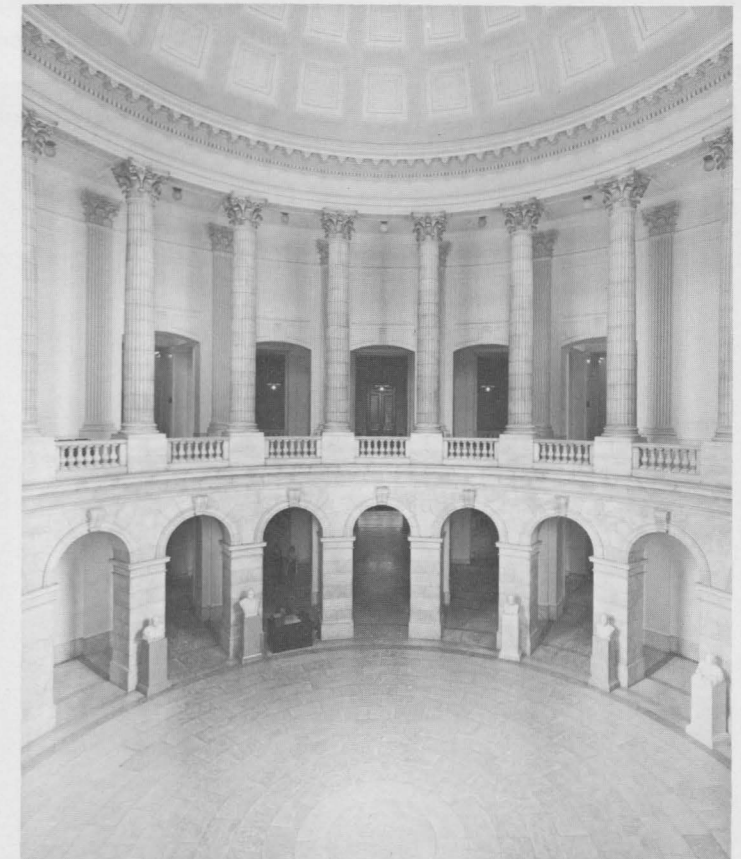
Photographs:

No. 30676—Entrance—New Jersey and Independence Avenues

No. 30244—Rotunda—From third floor balcony



Cannon House Office Building



View of rotunda from third floor balcony

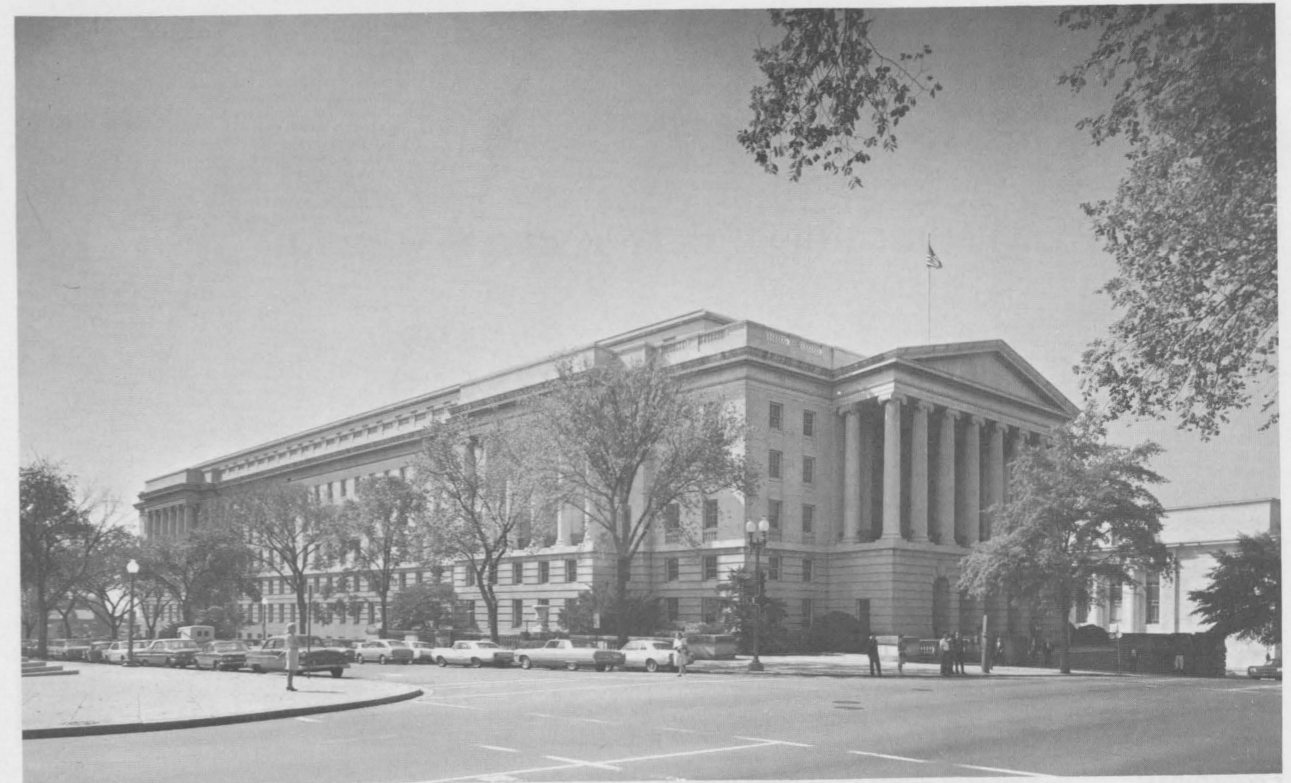


LONGWORTH HOUSE OFFICE BUILDING

Square feet	599, 675
Cubic feet	7, 712, 812
Construction period	1930-1933
Air-conditioning added	1937
Actual cost	\$6, 979, 797. 00
Cost per sq. ft.	11. 64
Cost per cu. ft. 90
Cost if bid in 1964	27, 002, 040. 00
Cost per sq. ft.	45. 40
Cost per cu. ft.	3. 51

Photographs:

No. 30677—Independence Avenue entrance and New Jersey Avenue side
 No. 30242—Lobby—From Independence Avenue entrance



Longworth House Office Building



View of lobby from Independence Avenue entrance



RAYBURN HOUSE OFFICE BUILDING

Square feet	2, 375, 000
Cubic feet	35, 266, 000
Construction period	1957-1964
Actual cost	\$81, 367, 000. 00
Cost per sq. ft.	34. 26
Cost per cu. ft.	2. 31
Cost if bid in 1964	87, 876, 360. 00
Cost per sq. ft.	37. 00
Cost per cu. ft.	2. 49

Photographs:

No. 28619—Independence Avenue side

No. 30650—Standing committee room—Room No. 2128—(Committee on Banking and Currency)



Rayburn House Office Building as seen from the Capitol Building



View of a committee room



OLD SENATE OFFICE BUILDING

Square feet	658, 250
Cubic feet	11, 505, 985
Construction period	1906-1909
First Street wing added	1931-1933
Air-conditioning added	1937-1938
Actual cost	\$7, 870, 060. 00
Cost per sq. ft.	11. 48
Cost per cu. ft. 68
Cost if bid in 1964	40, 516, 159. 00
Cost per sq. ft.	59. 12
Cost per cu. ft.	3. 50

Photographs:

- No. 22828—Entrance—Constitution and New Jersey Avenues
- No. 30410—Caucus room—Room No. 318



Old Senate Office Building



View of a caucus room



NEW SENATE OFFICE BUILDING

Square feet	712, 910
Cubic feet	10, 182, 600
Construction period	1955-1958
Actual cost	\$21, 231, 271. 00
Cost per sq. ft.	29. 80
Cost per cu. ft.	2. 08
Cost if bid in 1964	24, 500, 722. 00
Cost per sq. ft.	36. 06
Cost per cu. ft.	2. 52

Photographs:

No. 16090—Constitution Avenue entrance and First Street side

No. 30409—Standing committee room—Room No. 1202—(Committee on Appropriations)



New Senate Office Building



View of a committee room



UNITED STATES SUPREME COURT BUILDING

Square feet	392, 737
Cubic feet	8, 007, 700
Construction period	1931-1935
Actual cost	\$9, 349, 474. 00
Cost per sq. ft.	23. 80
Cost per cu. ft.	1. 17
Cost if bid in 1964	35, 714, 990. 00
Cost per sq. ft.	90. 94
Cost per cu. ft.	4. 46

Photographs:

No. 30405—Entrance—First Street
 No. 30406—Courtroom



United States Supreme Court Building



View of Courtroom



MEMORANDUM

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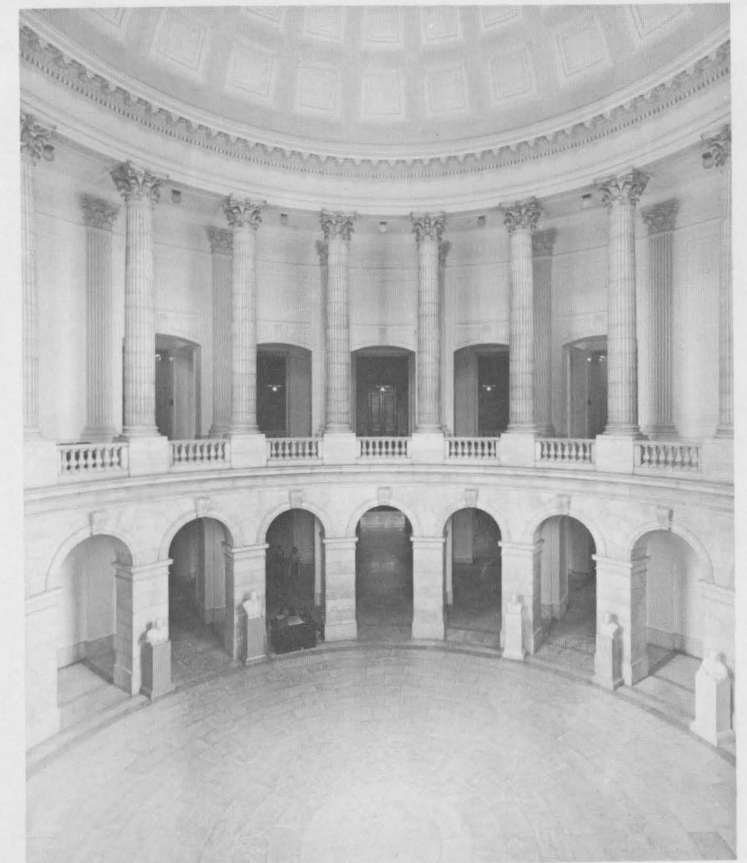
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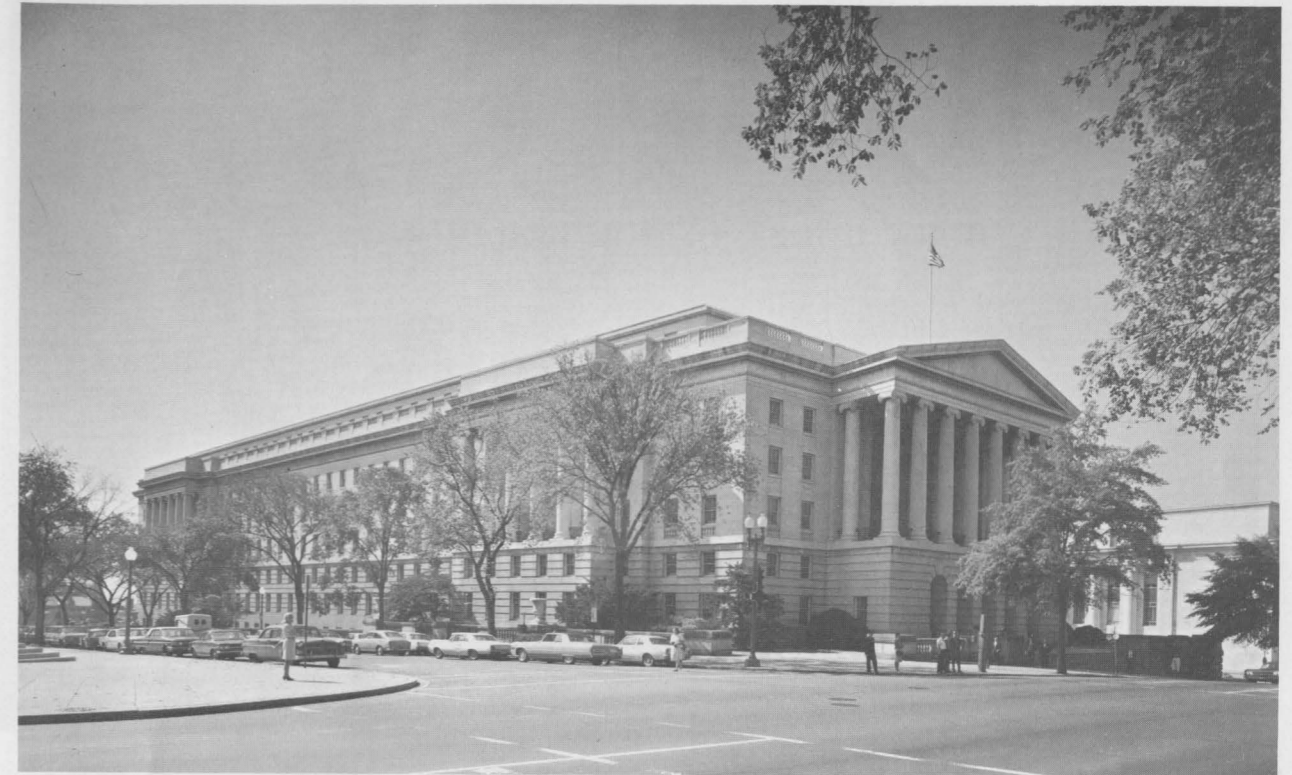


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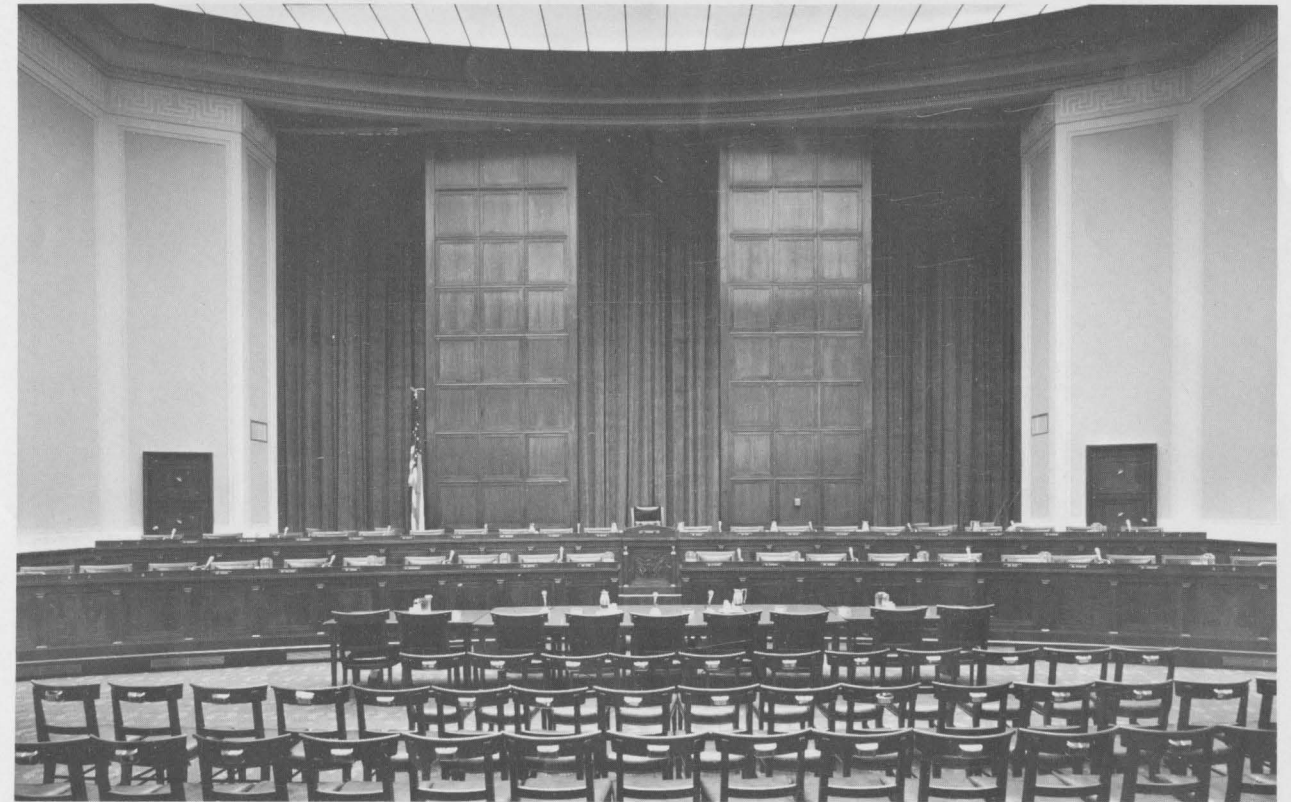
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United States Supreme Court Building



View of Courtroom



Mr. Ford

June 24, 1965

STATEMENT OF J. GEORGE STEWART, ARCHITECT OF THE CAPITOL



PROPOSED EXTENSION OF THE WEST CENTRAL FRONT OF THE UNITED STATES CAPITOL

The Extension of the Capitol Project was authorized by the Act of August 5, 1955 (Public Law 242, 84th Congress) as amended by the Act of February 14, 1956 (Public Law 406, 84th Congress), and the Act of December 30, 1963 (Public Law 88-248, 88th Congress).

This legislation authorized the Architect of the Capitol, under the direction of the Commission for Extension of the United States Capitol, composed of the President of the Senate, the Speaker of the House of Representatives, the minority leader of the Senate, the minority leader of the House of Representatives, and the Architect of the Capitol, to provide for the extension, reconstruction, and replacement of the central portion of the United States Capitol in substantial accordance with Scheme B of the architectural plan submitted by a joint commission of Congress and reported to Congress on March 3, 1905 (House Document numbered 385, Fifty-Eighth Congress), but with such modifications and additions, including provisions for restaurant facilities, and such other facilities in the Capitol Grounds, together with utilities, equipment, approaches, and other appurtenant or necessary items, as may be approved by said Commission, and authorized the appropriation of such sums as may be necessary therefor.

Scheme B of the architectural plan reported to Congress on March 3, 1905, in House Document numbered 385, Fifty-eighth Congress, provided for extension of the East Central Section of the Capitol 32 feet 6 inches and construction of the Extension in marble; re-facing the West Central Section of the Capitol in marble; reconstruction of the West front steps in marble; and sculptural treatment of the East pediment of the House Wing of the Capitol.

At the direction of the Commission, the Architect of the Capitol engaged by personal service contract, July 10, 1956, the following private-practicing architects to furnish the necessary architectural and engineering services for carrying out the improvements authorized: Roscoe DeWitt and Fred L. Hardison, architects of Dallas, Texas; Alfred Easton Poor and Albert H. Swanke, architects of New York City; Jesse M. Shelton, architect, and Alan G. Stanford, engineer, of Atlanta, Georgia. In addition, John Harbeson, architect of Philadelphia, Pennsylvania, Arthur Brown, architect of San Francisco, California, and Henry R. Shepley, architect of Boston, Massachusetts, were engaged, by contract, as architectural consultants for the project.

The architects and consultants submitted preliminary plans and estimates of cost for carrying out the improvements authorized by the enabling legislation, and the Architect of the Capitol submitted a report on these plans and specifications to the



Commission for the Extension of the United States Capitol in August 1957, and the preliminary plans and estimates were formally approved by the Commission at a meeting, February 21, 1958. The Architect's report was printed, in full, in the Congressional Record of August 30, 1957.

These plans and estimates, proposed in lieu of a complete refacing of the West Central Section of the Capitol with marble, that the West Central Section be extended and the new extension be constructed of marble; leaving the major portion of the old sandstone walls as interior walls, the same as was done in the case of the East Front Extension.

The central section of the United States Capitol was constructed of Acquia Creek sandstone, which is not a durable material and has deteriorated through the years, notwithstanding that effort was made to preserve the sandstone through numerous and frequent painting of the exterior stone. One of the prime objectives of the 1905 report was to replace the sandstone exterior with a durable material.

Although the 1905 report proposed refacing the West Central Front with marble, the Commission, vested with authority by the Acts of August 5, 1955 and February 14, 1956 to carry out the 1905 proposal with such modifications and additions as the Commission may approve,



approved the preliminary plans proposed by the Architect of the Capitol, his associate architects and consultants, which, as stated, provided for remedying conditions on both the East Front and the West Front by means of extensions to the East and West and construction of the new extensions in durable marble.

In approving the preliminary plans, the Commission authorized the Architect of the Capitol to proceed with contract plans and specifications for the East Front Extension only, leaving further decisions with respect to the West Front Extension and its inclusion in the construction program for later action.

As we all know, the East Central Front has been extended and reconstructed in marble and the work has been completed for several years now.

In the interim, Congress amended the enabling legislation, by the Act of December 30, 1963, Public Law 88-248, 88th Congress, and authorized the Architect of the Capitol, under the direction of the Commission for the Extension of the United States Capitol, prior to any appropriations being provided for extension, reconstruction, and replacement of the West Central Portion of the United States Capitol, to obligate such sums as necessary for the employment of nongovernmental engineering and other necessary services and for test borings and other necessary incidental items



required to make a survey, study and examination of the structural condition of such West Central Portion, to make reports of findings, and to make recommendations with respect to such remedial measures as may be deemed necessary, including the feasibility of corrective measures in conjunction with extension of such West Central Portion. An appropriation of \$125,000 for such engineering studies was provided by Congress. Act.

The engineers authorized to be employed were to make their own study, survey, findings and recommendations, independently of the studies and recommendations made by the Architect of the Capitol, his associate architects and consultants, and submitted to Congress, in report of August 1957.

The Commission for the Extension of the United States Capitol authorized and directed the Architect of the Capitol, March 6, 1964, to enter into a personal service contract with Thompson and Lichtner Company, Inc., of Brookline, Massachusetts, for making a survey, study and examination of the structural condition of the West Central Portion of the United States Capitol, extending from the House Connection to the Senate Connection, and of adjacent terrace walls, including examination of test pits, soil borings, and cores of wall construction, together with a report of findings and recommendations for remedial measures deemed necessary. The contract, as authorized, was entered into March 13, 1964.



This is a well-established company that has been in existence since 1896 and is an engineering firm that specializes in structural materials and stone masonry construction. Their practice over a long period of years has embraced consultation, design, supervision and research in practically all branches of engineering. Their consultation services on other projects have involved decisions of a far-reaching nature affecting the safety of the structures through their foundations and structural design, the cost of structures through analyses of most economical design and methods of construction, and through supervision, inspection, and test. Among buildings for which this firm has served as consultants for reconditioning, comparable in construction to the United States Capitol Building, are the Historic Trinity Church in Boston; the Historic Park Street Church also in Boston; the State Prison in Boston constructed in the early 1800's.



Under their contract, the Thompson and Lichtner Company was required to make a detailed examination of the entire exterior face and selected areas of the interior face and interior of the building walls, so as to determine the condition of the sandstone and other construction. This company was also required to prepare plans and specifications and layouts for test pits, soil borings, and cores of wall construction; to make all tests of the soil samples and core borings necessary to determine soil bearing values, settlement

analyses, lateral earth pressures, and foundation and structural analyses; and to make reports of their findings to the Architect of the Capitol, together with recommendations with respect to such remedial measures as deemed necessary, including recommendations as to (1) whether the existing wall, if found deficient, can be repaired in its present condition; (2) whether the existing wall can be refaced with marble in its present location; (3) whether remedial action requires extension of the West Central Front and its reconstruction in marble; or (4) whether any other means of preservation is deemed feasible and advisable.



The total cost of the surveys, studies, examinations and tests, test pits, core borings, and all other work done under the \$125,000 appropriation amounted to \$102,892. Of this amount, \$31,500 was expended for engineering and consultant services, and \$71,392 for exploratory core drillings, test pits, and soil borings.

The Thompson and Lichtner Company completed its report and submitted its recommendations and the report and recommendations are now in the hands of the Commission. This company has found the West Central Front of the Capitol to be in seriously deteriorated condition and recommends that remedial measures be taken through extension of the West Central Front and the construction of such extension in marble.

At this point, I might state that although preliminary plans were prepared in 1957 for the West Front Extension, these plans can no

longer be used as they were predicated upon and tied in with the proposed construction of a large underground garage beneath the East Capitol Plaza and provided for tunnels to be constructed under the connecting wings from the East to the West Fronts providing for underground deliveries, service, and other access purposes between the East and West Fronts, whereas new delivery and service facilities must now be provided and confined to the West Front since no action is now pending or appears likely in the near future with respect to the construction of the proposed underground garage and related facilities. The plans should also be modified in accordance with the findings contained in the Thompson and Lichtner report.

Doctor Miles N. Clair, President of the Thompson and Lichtner Company, is present at this hearing, and I would suggest that the Commission call upon him as the next witness.



Questions Re: repairing The Capitol



- 1. What are the estimated costs for each of the four proposals to repair the west central portion of The Capitol?
- 2. Ask for more detailed information on recommendation 10, page 8, Vol.I, regarding rebuilding retaining wall foundations at both wings "to provide adequate frost protection."
- 3. Exactly how urgent is the need for repair?---will the west central portion collapse?----if so, what would cause it to do so?---
- 4. Would preventative maintenance through the years prevented the present condition of the west wall?
- 5/ How far would the building be extended to the west?
- 6. Would the historic appearance of The Capitol be materially altered?
- 7. Re: recommendation 18, page 10: Question the necessity of making drawings of the building for maintenance purposes?-- why drawings as compared to a regular inspection and a detailed list of conditions?

ix

[1965]

Capitol's West Front

SIR: Seldom do I have the opportunity to check your gullibility, but in your editorial "Crumbling Capitol" June 7, 1965, I have a perfect example of the baloney you buy and feed to the public as being your considered opinion.

Aproximately eight years ago, I had the opportunity to examine the foundations under the Capitol and found them to be in very good condition. The only deterioration apparent was not in the foundation but was in the exterior walls. It may be true that technically the foundation walls do not meet the District Building Code requirements, but then the Pyramids in Egypt probably don't either. You don't give our forefathers much credit, but the facts are that they did an exceedingly fine job.

The crowning blow is your logic when you state that since the East Front needed replacement it is logical that the West Front does also. The East Front reconstruction was a political football and you know it.

Part of the Capitol is referred to as being a "very ancient structure." Have you ever been to Europe?

Kensington.

S. G. Granger.



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42

ARCHITECT OF THE CAPITOL
WASHINGTON, D.C.

May 7, 1965

Honorable Gerald R. Ford, Member
Commission for Extension of the United States Capitol
United States Capitol
Washington, D. C.



My dear Mr. Minority Leader:

I am transmitting, herewith, copy of the report on the condition of the West Front central section of the United States Capitol, prepared and submitted to me by The Thompson and Lichtner Company of Brookline, Massachusetts.

This report confirms our previous findings that the West Front central section of the Capitol, constructed of Aquia Creek sandstone, is in a seriously deteriorated condition and that remedial measures should be taken without further delay. After weighing various remedial proposals, The Thompson and Lichtner Company concluded that the most practical, economical, and satisfactory solution to the problem is to extend the West central section of the Capitol and to reconstruct the extended section in marble, leaving the existing exterior walls as interior walls, in substantially the same manner as was done in the case of the extension of the East central section of the Capitol in 1958-1961.

I have sent a copy of this report to the Speaker as Chairman of the Commission and am, today, sending copies to the other members of the Commission.

By way of background information, authorization was provided in the Legislative Branch Appropriation Act, 1964, for the employment of non-governmental engineering and other necessary services and for test borings and other necessary incidental items required to make a survey, study and examination of the structural condition of the West central section of the United States Capitol, to make reports of findings, and to make recommendations with respect to such remedial measures as may be deemed necessary, including the feasibility of corrective measures in conjunction with extension of such West central portion.

May 7, 1965

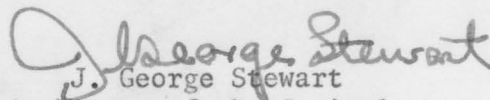
With the approval of the Commission for Extension of the United States Capitol, I entered into a personal service contract with The Thompson and Lichtner Company of Brookline, Massachusetts, March 13, 1964, for furnishing the engineering services required for the survey, study and examination of the structural condition of the West central section of the Capitol, extending from the House Connection to the Senate Connection, and of adjacent terrace walls, including examination and analyses of test pits, soil borings, and cores of wall construction, together with a report and recommendations. This firm is well-qualified for the investigative studies and examinations which they were required to make.

Under their contract, The Thompson and Lichtner Company was required to make a detailed examination of the entire exterior face and selected areas of the interior face and interior of the building walls of the West central section of the Capitol, and examination of terrace walls parallel and adjacent to the building walls, so as to determine the condition of the sandstone and other construction. This company was also required to prepare plans and specifications and layouts for test pits, soil borings, and cores of wall construction; to make all tests of the soil samples and core borings necessary to determine soil bearing values, settlement analysis, lateral earth pressures, and foundation and structural analyses; and to make reports of their findings to the Architect of the Capitol, together with recommendations with respect to such remedial measures as deemed necessary.

All work required of The Thompson and Lichtner Company has been completed and the next step that remains to be taken is for the Commission for Extension of the United States Capitol to decide what action they wish taken upon the recommendations contained in the report and, in the event of the approval of the recommendations contained in the report, to thereafter direct me to request the necessary appropriations to carry out such recommendations.

I have advised the Speaker that I am now ready to meet with the other members of the Commission at any time he wishes to call a meeting of the Commission.

Sincerely yours,


J. George Stewart

Architect of the Capitol
Member, Commission for Extension of
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