

APPENDIX E

Comparison of Original Design and Constructed Project

CAPITOL TOWERS INITIAL DESIGN V CONSTRUCTED PROJECT
JRP Historical Consulting

ITEM	INITIAL DESIGN (1958)	CONSTRUCTED PROJECT (1960-1965)	REMODELED (2005-2006)
TOWER			
High rise towers	Three	One	
Multi-story parking garages	Three multi-story	One	
Penthouse	Two penthouse floors with wrap-around terraces	One penthouse floor	
20-story	20-story concrete	15-story reinforced concrete	
Building base	Rectangular	Increased in size to meet new seismic standards resulting in longer east-west footprint	
Ground floor use	Residential	Commercial	
Raised design	Raised tower on recessed base	Changed to heavier looking design	
Balconies	Solid wall cantilevered balconies on south side	Vertical metal banding with solid ends	
Balconies	Mixture of solid and metal railings	Metal railings	
Top of tower	Diminutive recessed penthouse at the top	Heavier projecting top floor with additional units	
Tower entrance(s)	One to have a wide slender hood adjacent to enclosed courtyards	Unassuming / less prominent entries into building	
Front entrance	Slender hood projecting outward over recessed entry	None of the prominence or design emphasis as the initial design	
7 th Street entrance in front of tower	Tall concrete wall with the property's name on it	Removed	
Ground floor	Central North-South oriented corridor	Central N-S corridor element removed resulting in ground floor inset on all four corners	

CAPITOL TOWERS INITIAL DESIGN V CONSTRUCTED PROJECT, Cont.
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ITEM	INITIAL DESIGN (1958)	CONSTRUCTED PROJECT (1960-1965)	REMODELED (2005-2006)
SE corner of tower	Residential	Commercial	Modified to include property's leasing office
Column base	Not in original design		Installation of slate cladding at the base of the columns
Corners	Not in original design		Installation of faux slate corners extending to the top of the building
Paint	Initial painting		New paint scheme that accents the building's horizontal banding
Leasing office	Not in original design		Current leasing office remodeled
Main entrance	Not in original design	Canopy added	
Unit interior upgrades	Not in original design	Some interior features changed out for cost savings prior to initial completion; Later remodeling	Remodeling includes marble entries, wood flooring, granite countertops, new appliances and new fixtures
GARDEN APARTMENTS			
Garden apartment layout		Some reorganization of sets of units after plan orientation was shifted	
Building design	Elegant units (as per Architectural Record)	More modest interior design and finishes, changes made for cost savings	
Building design	Small linear units located at central axis	Linear units moved from center of site plan to within the "L" of larger Garden Apartment units with construction of the Central Plaza	

CAPITOL TOWERS INITIAL DESIGN V CONSTRUCTED PROJECT, Cont.
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ITEM	INITIAL DESIGN (1958)	CONSTRUCTED PROJECT (1960-1965)	REMODELED (2005-2006)
Building design	Flat roof design	Concrete block fire walls added between the garden apartment units piercing through roof line	
First floor unit enclosed patio/garden area	Varied sizes – with some much larger than others	Uniform sizes	
Low-rise units	Fewer windows	More windows added	
Courtyard color	Range of colors	Minimally realized	
Railings/eaves/stairways	Varied colors	Only some received varied colors	
Balcony railings	Open design railing	Solid wood panel within railing	Standard metal railings installed
Breezeways through property		Open risers in the stairs	Stair risers enclosed
Breezeways through property		Stairs enclosed by vertical square wood slats within almost the entire deck to ceiling area of the second level opening	Wood slats replaced with standard metal railing with an approximate height of 36"
Breezeways through property		Second floor balconies had wood frame railings and wood panels	Standard metal railings
First floor patios areas immediately adjacent to the central plaza	Not enclosed	Enclosed by wood fencing	
Light Fixtures		Orb wall sconces adjacent to the garden apartment unit doors	Replaced with vertical fixtures with metal framing.

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Private patio area landscaping	Shrubs and vines	Eliminated	
SITE PLAN			
Pedestrian circulation	Designed to take advantage of shopping anticipated a few blocks west of the project	Shopping never emerged	
Project layout	Main axis east-west	Main axis north-south	
Laundry building	Constructed		New windows and doors added (perhaps before 2005)
Western laundry building	Included a south facing sliding glass door	Converted to a clubhouse	Sliding glass door removed (perhaps before 2005)
LANDSCAPE			
Landscape design	Wide courtyards with distinct geometrical architectural design	Modest central plaza	
Landscape design	Reflecting pool (north end of 6 th)	Sunken lawn with plantings (north end of 6 th)	
Landscape design	Wide raised landscape median	Modest walkway adjacent to wide flat lawn	
Landscape design	All brick components	All colored concrete components	
Landscape courtyard size/scale	"Guest Court" designed near northernmost tower	Guest Court eliminated, Central Plaza design incorporated into site plan	
Courtyard	With water motif	Eliminated	
Courtyard	With palm tree grove	Eliminated	

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Secondary landscape courtyard (tucked between buildings)	Grid pattern of small trees	Some plant materials that do not reflect the orderly layout of Halprin's design. Other courtyards are missing elements of Halprin's design.	
Landscaping – garden walls	Solid vertical boards with mixture of narrow vertical slats and flat top rail	Vertical wood boards with decorative square motif top rail	
Trees	Five-gallon	One-gallon	
Plaza	Street furniture, planters and kiosk	Banner poles, boxwood hedges and new lampposts	Kiosk and planters removed (some elements altered or removed before 2005)
Central area	Center of 4-block site initially designed with Garden Apartment units	Central plaza with fountain and relief wall associated with pool	
Pool	Cast stone	Poured concrete; spa added in 1977	
Pool	Sunken pool	Eliminated	
Pool sun deck	Sun deck situated on top of the pool house building, accessed by a small flight of exterior stairs on the north side of the building and enclosed by a metal frame railing and canvas panels.		Sun deck and stairs removed (perhaps before 2005)

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ITEM	INITIAL DESIGN (1958)	CONSTRUCTED PROJECT (1960-1965)	REMODELED (2005-2006)
Pool house building		Pool house building was smaller and had different doors and windows	Remodel of interior for use from boiler room and showers to fitness center; replacement windows and doors; 500-foot addition to accommodate fitness center, which was subsequently converted into a social room
Pool west end wall	Wall on west end of the pool had a pebble stone finish on the back of the west facing concrete relief	Stucco finish wall	Refinished (and later refinished again recently)
Play Area # 2	Elaborate play structures	Standard swing set	
Children's play areas	Metal frame jungle gym structures in children's play areas	Removed	
Exterior lighting		Pole lampposts with orb fixtures	Replaced with similarly designed fixtures
Exterior lighting		Some light fixtures hanging from larger trees	Removed
Exterior signage		Modified	
Concrete relief	Not included	Jacques Overhoff eight-panel set of concrete relief which was subsequently painted and then returned to its original monochromatic color	
Concrete walkways	Included	Eliminated	
Water features	Included	Eliminated	
Sculpture	Included	Eliminated	

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ITEM	INITIAL DESIGN (1958)	CONSTRUCTED PROJECT (1960-1965)	REMODELED (2005-2006)
			Installation of a new spa near the pool
			Replacement of the pool's wrought iron fencing with a new metal frame and glass panel fence
			Installation of 1,000-linear feet of ledgestone at the edges of the planting beds
			Installation of a new waterfall/sign/planter at the tower's parking lot on 7 th Street
			Replacing the swimming pool west wall's non-original Mondrian-inspired colored rectangle design with stone tiles
			Removal of trees from some units enclosed gardens
			Replacement/alteration of lampposts