



FORD POWELL CARSON

Subject: Henry Terrell Building - Tenant Improvement Guidelines
212 North Alamo, San Antonio, TX

The Henry Terrell Building, built in 1909, is listed as a local historic landmark in San Antonio, Texas and exemplifies San Antonio 1900's commercial vernacular in the simplest of classical forms. The three-story masonry building was built in the Renaissance Revival architectural style and commissioned by Henry Terrell, a lawyer and son of a prominent San Antonio businessman. Historically the building functioned as a small hotel with commercial storefronts along the 1st floor. For a short period of time (1910-1915) the building was home to the YWCA, but then was converted back into a hotel for much of its life.

Prior to starting construction, all proposed tenant improvements must be completely documented and submitted for review and approval by the owner for compliance with the [Secretary of the Interior Standards for Rehabilitation](#) in order to be certified for state and federal tax credit purposes. The objective of these standards is to assist in the long-term preservation of a building's significance through the preservation of historic materials and features.

In general, the Standards are intended to retain existing historic construction and to incorporate any new construction in a manner that is sympathetic to the building's historic character. The removal of historic materials or alterations of features or spaces that characterize a property shall be avoided. Alterations must not damage or destroy materials, features, or finishes that are important to the defining historic character of a building.

Tenants are encouraged to review preliminary design concepts through the owner's designated representative with the Texas Historical Commission (THC) prior to finalizing any design in order to determine if the design complies with the standards mentioned above. No work shall be conducted prior to approval by the THC and owner.

Sincerely,

Mark Henderson

Ford Powell & Carson Architects

The following list is intended to serve as a guideline for tenant selection of interior finishes and is, generally, keeping with the standards set forth by the Secretary of the Interior.

THC Purview Items	Allowable Finishes and Conditions
Signage (including window signage)	Consult THC Window/exterior signage will require separate permit from San Antonio Office of Historic Preservation
Interior partitions	Metal framing and drywall with painted finish.
Wall and ceiling coverings	Drywall or acoustical paneling, tile in select areas. Plaster. Wood or rubber base distinct from historic.
Permanent floor coverings	Wood or tile. No exposed concrete or vinyl
Window treatments other than curtains/blinds	Generally discouraged but consult THC
Mechanical systems	HVAC is already present and approved. All work to occur above ceiling or above suspended ceiling.
Lighting fixtures	Base level lighting is provided, adjust as needed. New light fixture cut sheets to be reviewed.
Existing Columns (1 st floor)	Existing columns to remain exposed, false columns are generally discouraged
Existing wall and windows	Walls, trim and windows shall not be modified unless required by MEP work
General Note: This list is not definitive; all design questions shall be directed to the owners designated THC representative.	