

AWARD OF MERIT

HISTORIC CATEGORY

The Lancaster Hotel

HOUSTON, TEXAS

SUBMITTED BY WALKER CONSULTANTS—HOUSTON, TEXAS



The Lancaster Hotel is a twelve-story historic structure, built in 1926. Originally known as “The Auditorium Hotel,” the Lancaster was designated a Recorded Texas Historic Landmark by the Texas Historical Commission (THC) in 1984. The hotel was also accepted into the Historic Hotels of America Program of the National Trust for Historic Preservation, representing the Jazz Age, in 2010.

The structure is a reinforced concrete frame with clay tile in-fill, single-wythe brick veneer and ornamental cast stone accents. Deterioration was exhibited on the brick façade, stucco façade, and cast stone units, primarily at the top level of the structure on the south and west elevations. In addition, the structure included cracks at the spiral columns and mortar joints and localized surface spalling of the cast stone trim and spandrel panels with missing ornamental cast stone spiral columns and brackets and corroded steel lintels and shelf angles.



A condition assessment was performed that included a binocular survey from the ground and adjacent structures, close-up observation from suspended scaffolding, and laboratory analysis of selected exterior wall materials. The deterioration was determined to be a result of the lack of adequate cover of the cast stone reinforcement and water infiltration into the exterior wall, which resulted in corrosion of the façade anchors.

A restoration program was developed to address façade distress and waterproofing issues meeting the Texas Historical Commission requirements. Severely corroded lintels were replaced, spalled brick façade restored, and in-place cast stone architectural columns and brackets repaired. Molds were manufactured from physical spiral column and bracket samples using photogrammetry technology (the science of making measurements from photographs) to develop 3D physical models of the spandrel cast stone units, and was effective in replacing ornate historical building features without damaging the existing conditions of the façade, reducing design and construction costs.

The Lancaster Hotel

OWNER
Lusk Properties, Inc.
Houston, TX

PROJECT ENGINEER/DESIGNER
Walker Consultants
Houston, TX

REPAIR CONTRACTOR
Western Specialty Contractors
Garland, TX

MATERIALS SUPPLIER/MANUFACTURER
Precision Development Cast Stone
Houston, TX