



# UPDATE

**MEETING DATE:** December 20, 2023

**TITLE:** Casino Hall

**ITEM DETAILS:**

Site Address: Corner of Fayette and Farm  
Property ID: 32333  
Property Owner: Robert Orologio & Dawn Thomas  
Existing Zoning: P-3 Neighborhood  
Designations: National Register

**BACKGROUND/HISTORY:**

On the subject property 1306 Farm, Bastrop, Texas, there is an out structure on the corner of Fayette and Farm that is currently listed on the National Register of Historic Places as Casino Hall. The 1 story brick building with large ridge vents, a simple gabled roof with brick gabled ends was a popular site for assembling, education, and political events for German people. Built circa 1840, it was listed on the National Register of Historic Places on 12/22/1987. The structure had levels of significance for social history, as well as architecturally distinguished by the molded brick corners.

**CURRENT/MOVING FORWARD:**

On approximately November 12<sup>th</sup>, 2023, the structure collapsed. Three walls collapsed on their own, the collapse of the remaining wall was assisted in order to prevent injury. The building official inspected the structure with the property owner on November 17<sup>th</sup>, 2023. The building was determined to be unsafe and the process to move forward initiated.

On December 5<sup>th</sup>, 2023, notice was served to the property owner in accordance with Chapter 3 of the Code of Ordinances, Article 3.12. Per this article, the building was considered unsafe, and not feasible to repair it was ordered to be demolished. Per section 9.3.002 (4) of the B3 code it qualifies for an exemption to the requirement of a Certificate of Appropriateness.

**POLICY EXPLANATION:**

With the adoption of the Bastrop Building Block (B<sup>3</sup>) Code, structures that are designated historic are subject to Historic Landmark Commission review for demolition. If the Building Official deems a structure unsafe, the demolition is not reviewed by the HLC.

**SEC. 9.3.002 CERTIFICATE OF APPROPRIATENESS EXEMPTIONS**

(a) Certificate of Appropriateness shall not be required for the following:

- (1) Ordinary Maintenance, as defined in this article.
- (2) Interior Construction or Alterations provided the Alterations do not alter the exterior wall of the Building.
- (3) New, modifications or Removal of existing awnings, canopies, exterior paint color or exterior Lighting that are attached to a P3 or P4 Structure provided the Alterations do not alter the exterior wall of a Building designated as a Historic Landmark.

**(4) Demolition of a Building or Structure that the Building Official has declared a dangerous Structure in accordance with article 3.12 of this article, as amended, or determined that Demolition is necessary for the preservation of the public health, safety and welfare.**

**A. Should the Building Official declare a Building a dangerous Structure or determine that Demolition is necessary for the preservation of public health, safety and welfare, the Building Official shall coordinate with the Historic Preservation Officer and property owner to identify historic and significant architectural features that are unique to the Building or Structure, era or district and that may be salvaged.**

**B. The Historic Preservation Officer shall create a record of the Building or Structure to be demolished through archival-quality photo documentation, drawings, and other information similar to those required by the Historic American Buildings Survey. The list of identified historic and significant architectural features to be salvaged shall also be made part of this record.**

**ATTACHMENTS:**

Attachment 1: Location Map

Attachment 2: Photos

