



COUNTY OF SAN LUIS OBISPO

Cayucos Vet's Hall Rehabilitation Public Outreach Meeting

February 28, 2018



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Agenda

- **Introduction**
- **Brief Outline of the Situation**
- **Work of Historical Group/Environmental**
- **Proposed Layout – Configuration/Exterior Elevations**
- **Comments and Next Steps**



Introduction:

Supervisor Bruce Gibson



Building History:

- **Originally built as warehouse in late 1800's**
- **Relocation and additions in the 1920's through 40's led to use as Community Hall / Veteran's Hall**
- **State Parks Commission agreement in August 1944**
 - **State owned property**
 - **County responsible to operate and maintain**
- **Lion's Club operates facility under use agreement with County**





SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

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• **May 4, 2016**

Building officially closed for safety reasons.

Building is not structurally sound and is unsafe to occupy.

FOR IMMEDIATE RELEASE

May 4, 2016

Contact: Public Works Deputy Director Dave Flynn, (805) 781-4463, dflynn@co.slo.ca.us

Cayucos Veterans Hall Closed Indefinitely Due to Unsafe Conditions

CAYUCOS, CA— The Cayucos Veterans Hall has officially closed for safety reasons, effective immediately, according to County officials. A structural analysis of the building found that the building is not structurally sound and is unsafe to occupy.

“The roof is barely being held up right now. The walls or roof could collapse if a strong wind blows in the wrong direction or if a moderate earthquake hits,” said County Public Works Deputy Director Dave Flynn. “We don’t want to close the Cayucos Veterans Hall, but we have no choice. Public safety is our top priority.”

The County ordered the closure of the Cayucos Veterans Hall today as it reviews rehabilitation and reconstruction options. It may take some considerable time to get the Cayucos Veterans Hall up and running again, officials say, but it’s unclear at this time when the facility will be reopened. County representatives are in contact with the Cayucos Citizens Advisory Council to review the potential for rehabilitation. The County has also been working with the Cayucos Lions Club regarding existing reservations for the space. The Cayucos Lions Club has already reserved the space more than 40 private events and more than 100 group and public events through the remainder of the calendar year.

“This is a big inconvenience for a lot of people, which is why we’re working with the community to find alternative gathering places for those who have already reserved dates to use the Cayucos Veterans Hall,” Flynn said.

As soon as the County found out about the extent of the problems with the building’s structural integrity, it got to work determining the best course of action. The County closed the building’s stage last fall and repaired structural problems with the building’s south-facing wall this past winter, after a stucco maintenance project in the summer revealed the wall’s problems. The County hired VerTech Engineering to complete the design plans for rehabilitation of the decks and the ocean-side exterior wall and conduct a comprehensive structural analysis.



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Failed framing connection
with rusted/corroded nails





Interior support framing
within Main Assembly Hall



Reopen Arts Association and Conference Room



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Project Funding

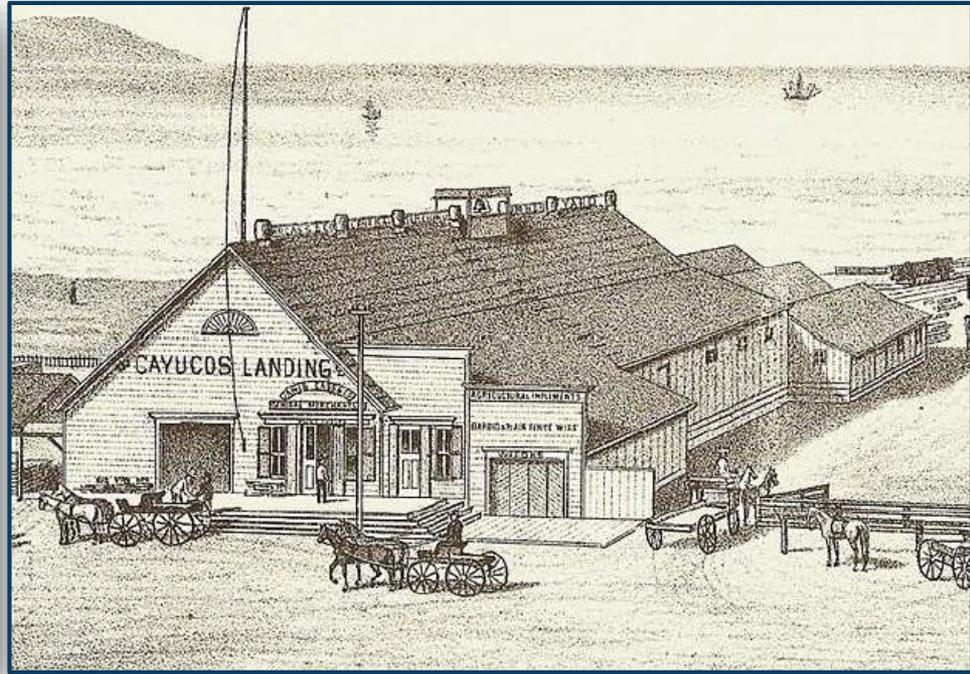
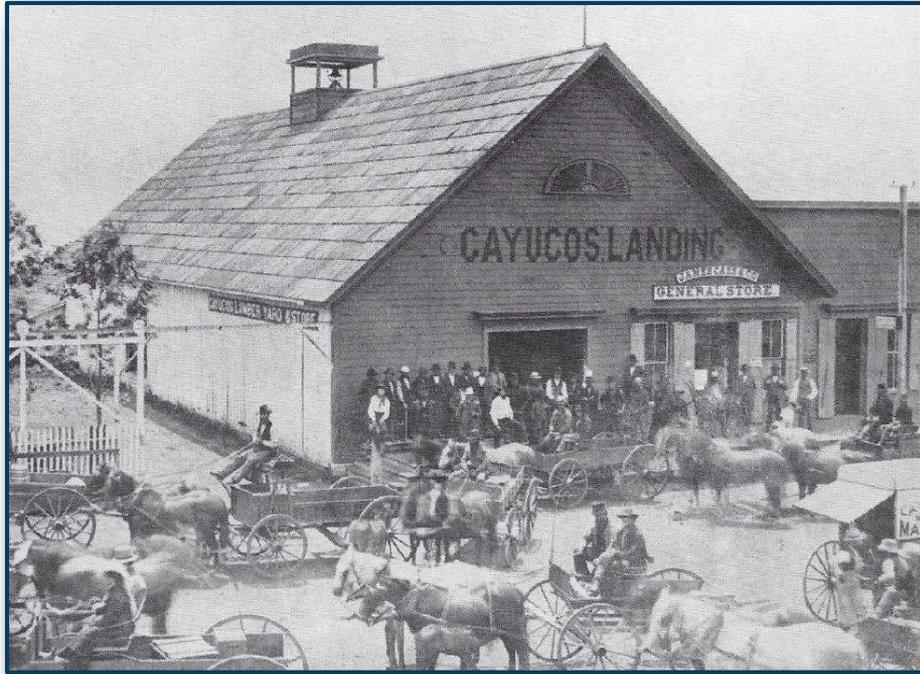
- **County Capital Improvement Project**
 - **Part of the County's 5-Year CIP program**
 - **Funding source(s) not identified**
- **Prop 68: CA Parks, Environment & Water Bond**
 - **On Ballot in June 2018**
 - **\$4 Billion in General Obligation Bonds**
 - **Could Qualify: Natural Resource Conservation; State and Local Parks; Flood Protection**
- **Local Support and Other Grant Opportunities**



CCAC, Historical & Steering Committees

- **Monthly Updates & Progress Reports**
- **Public Outreach Meeting: August 2017**
 - **Return the Tower Bell**
 - **Rework the Interior Layout**
 - **Remodeling the current look and maintain the Warehouse look**
- **CA Coastal Commission: November 2017**

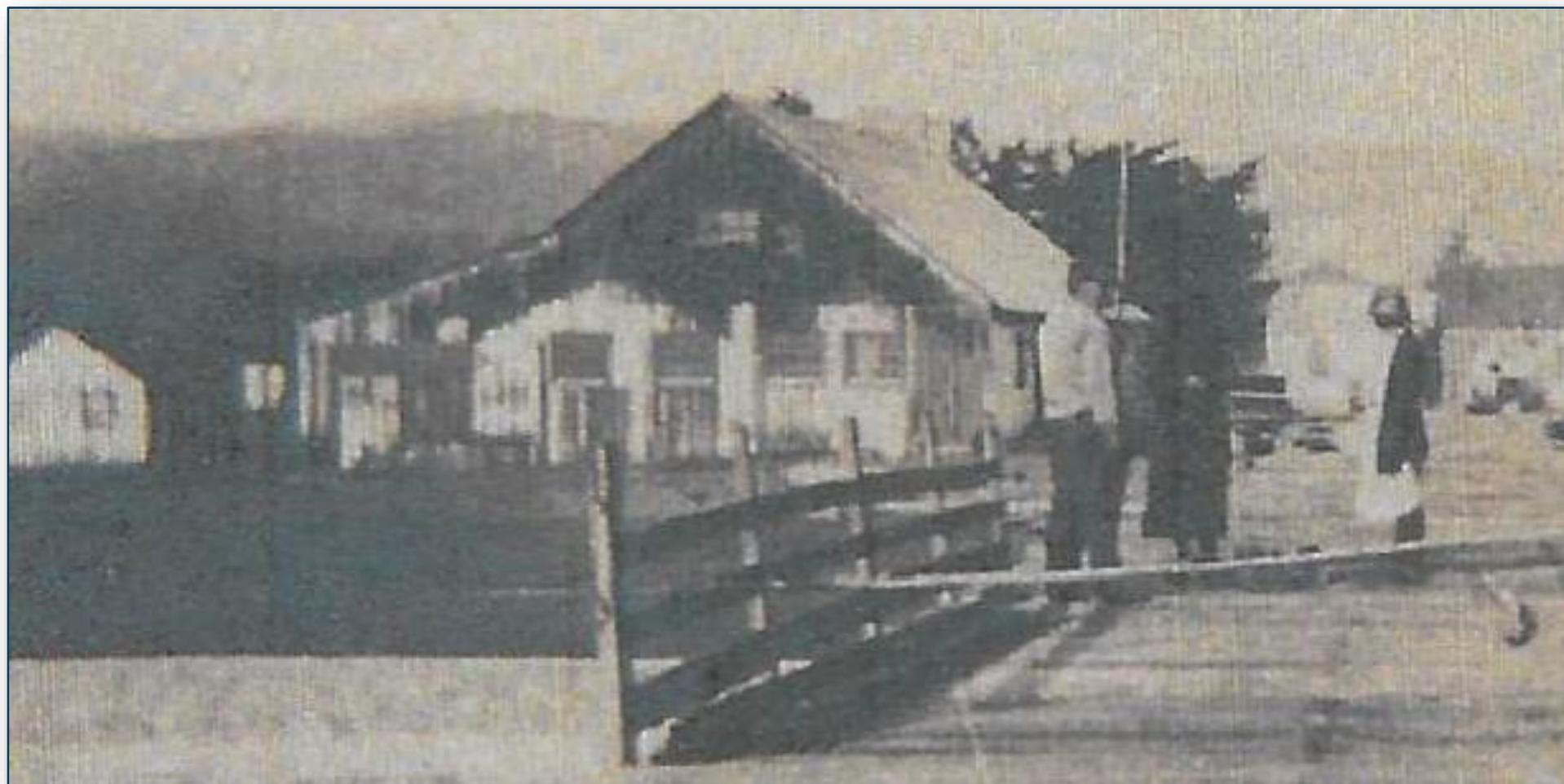






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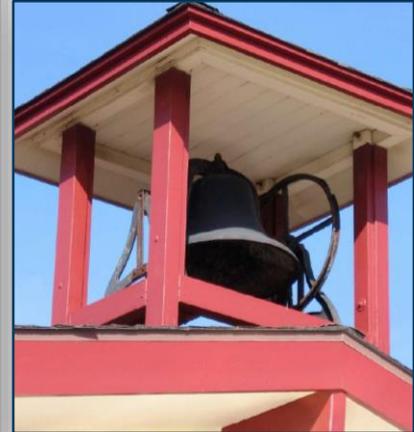
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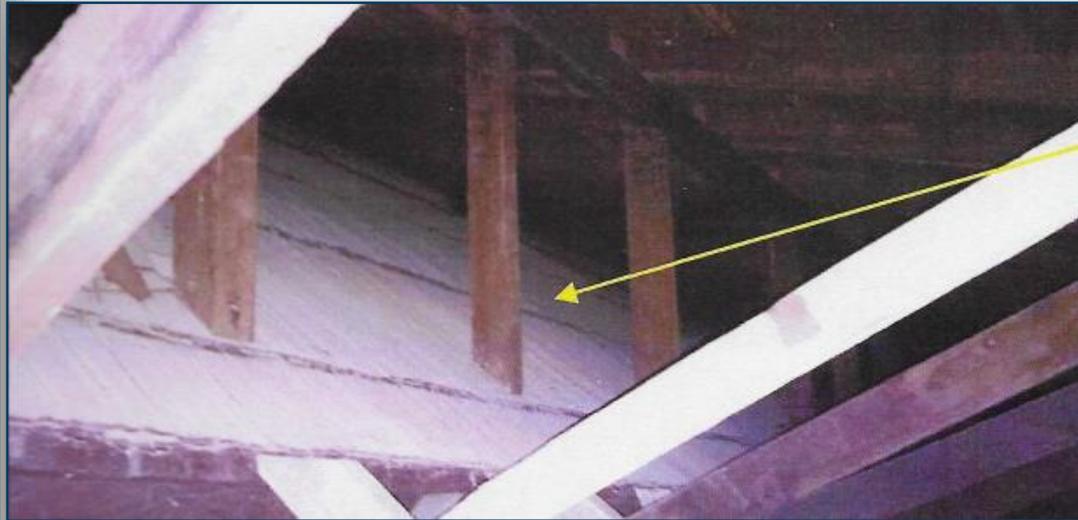
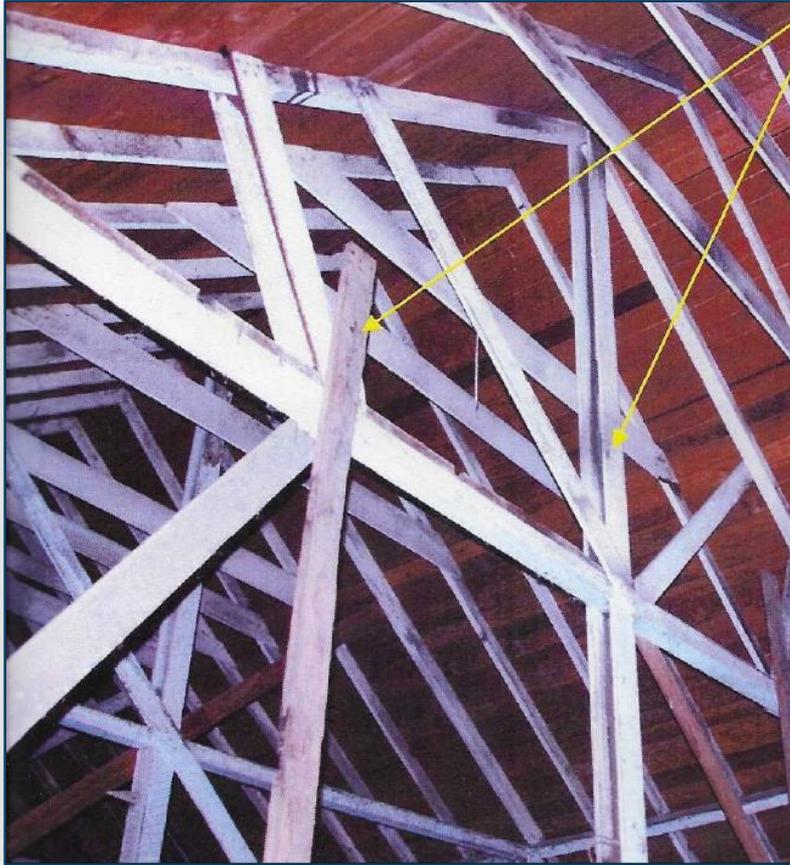


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Environmental Review Next Steps

- **Vet's Hall determined to be a significant historic resource**
- **Project must include rehabilitation of the structure**
- **State Parks has completed the CEQA process**
- **County Planning Department lead for Coastal Development Permit (4-6 months)**
- **Coastal Commission to permit back deck (original jurisdiction)**



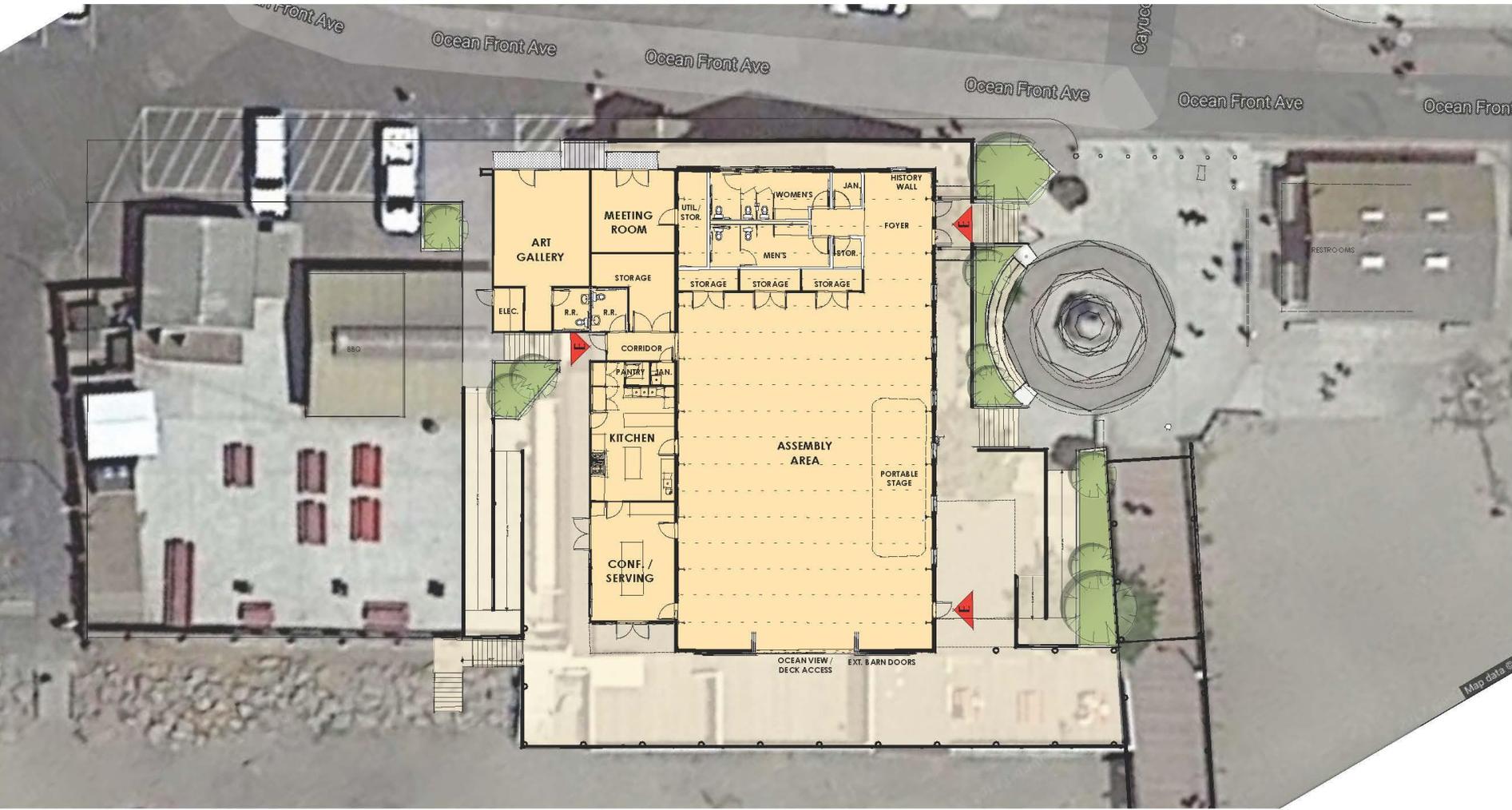


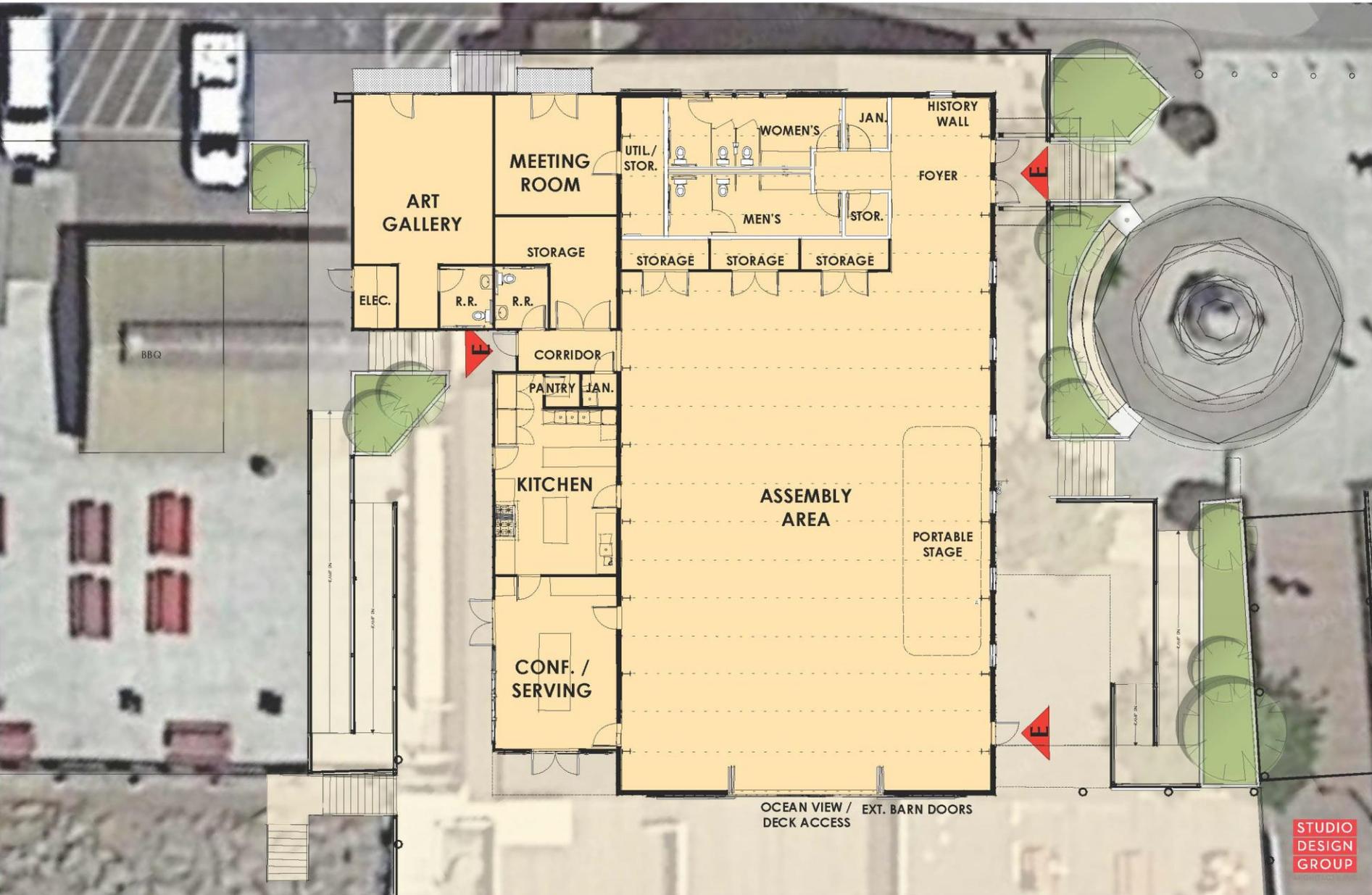
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RELOCATED HISTORIC BELL /
TOWER FROM FIRE STATION

FIRE RETARDANT WOOD
SHAKE ROOFING TO MATCH
HISTORICAL SAMPLE SHAKE
FROM EXISTING BUILDING

WHITEWASH VERTICAL WOOD SIDING
TO MATCH EXISTING HISTORIC

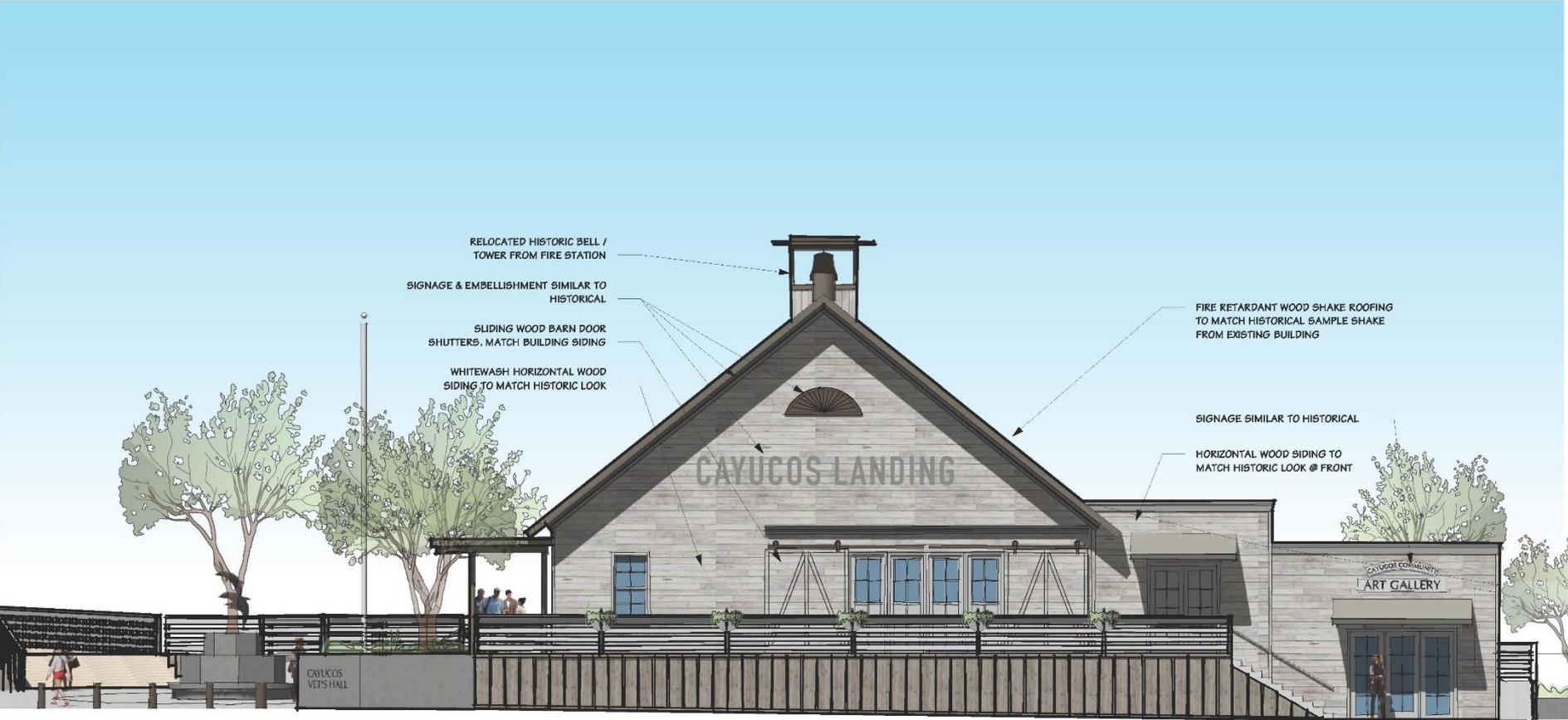
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RELOCATED HISTORIC BELL /
TOWER FROM FIRE STATION

SIGNAGE & EMBELLISHMENT SIMILAR TO
HISTORICAL

SLIDING WOOD BARN DOOR
SHUTTERS, MATCH BUILDING SIDING

WHITEWASH HORIZONTAL WOOD
SIDING TO MATCH HISTORIC LOOK

FIRE RETARDANT WOOD SHAKE ROOFING
TO MATCH HISTORICAL SAMPLE SHAKE
FROM EXISTING BUILDING

SIGNAGE SIMILAR TO HISTORICAL

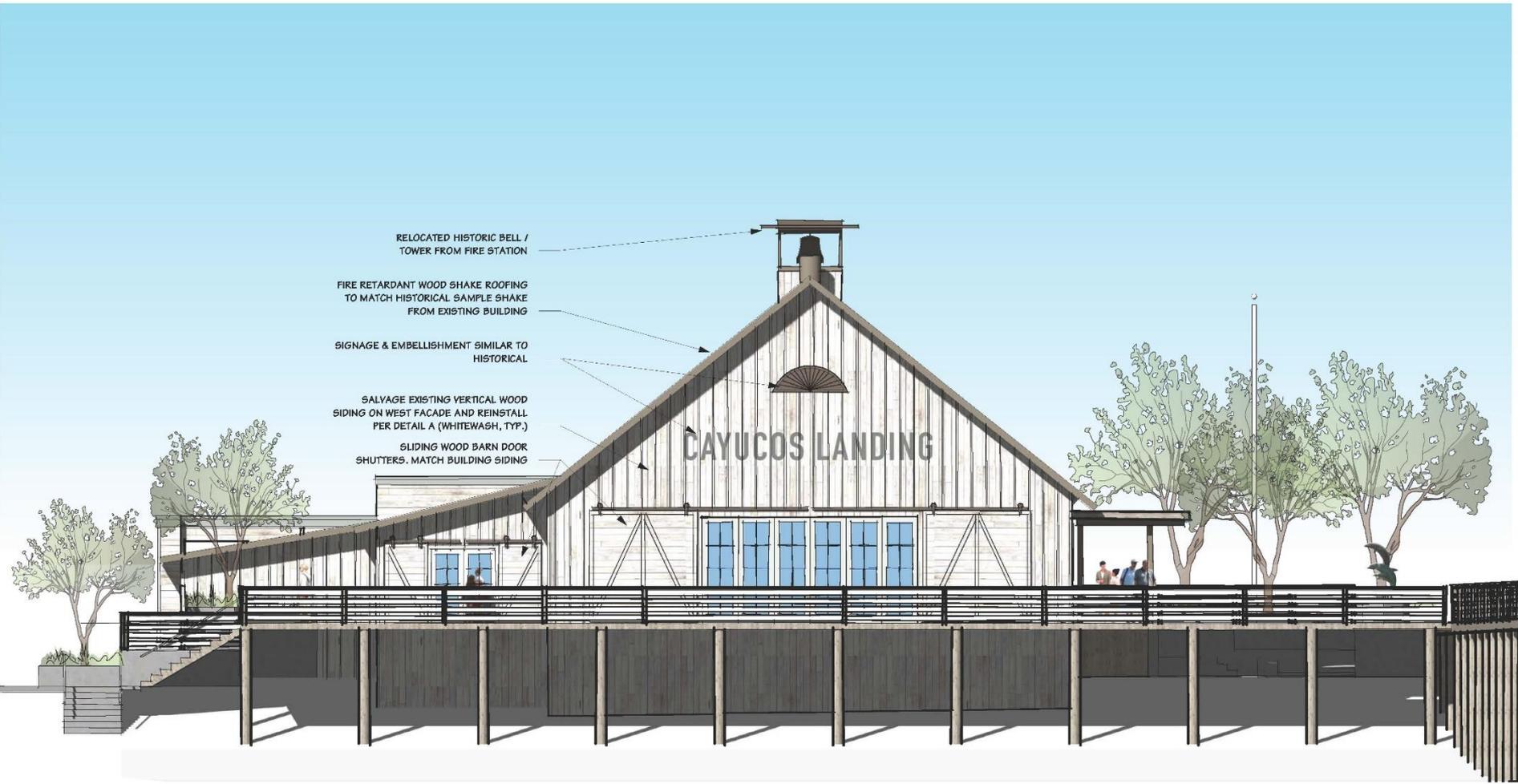
HORIZONTAL WOOD SIDING TO
MATCH HISTORIC LOOK @ FRONT

CAYUCOS LANDING

CAYUCOS COMMUNITY
ART GALLERY

CAYUCOS
VETS HALL

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RELOCATED HISTORIC BELL /
TOWER FROM FIRE STATION

FIRE RETARDANT WOOD SHAKE ROOFING
TO MATCH HISTORICAL SAMPLE SHAKE
FROM EXISTING BUILDING

SIGNAGE & EMBELLISHMENT SIMILAR TO
HISTORICAL

SALVAGE EXISTING VERTICAL WOOD
SIDING ON WEST FACADE AND REINSTALL
PER DETAIL A (WHITEWASH, TYP.)

SLIDING WOOD BARN DOOR
SHUTTERS, MATCH BUILDING SIDING

CAYUCOS LANDING

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Questions & Comments

