

# Cayucos Veteran's Memorial Building

Cayucos Citizens Advisory Council Meeting

May 4, 2016





View of Cayucos Vet's Building from beach

Stucco being removed  
to expose board and  
bat siding





Failed foundation and building settlement

# Building Elements

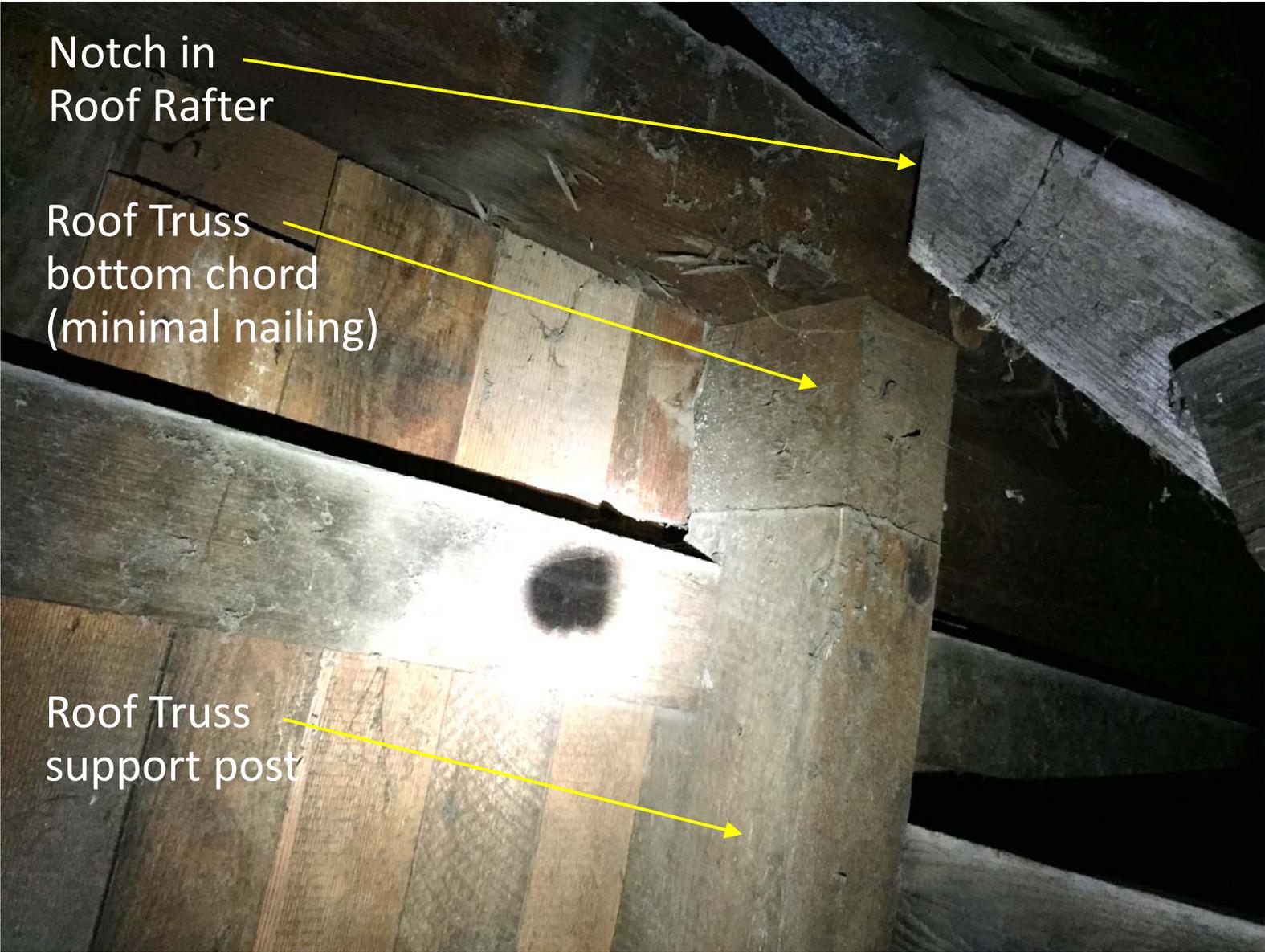
- Roof truss components
  - Antiquated wire nails
  - Connections subjected to forces over 8x times expected limits
  - Able to support own weight but lateral wind loads concern
- Wall supports
  - Connections into wall to transfer load is suspect
- Foundations
  - Deterioration of foundation is evident



Roof trusses:  
Long, thin members with  
questionable connections  
and integrity



Off-set connection  
(weight does not transfer  
easily from roof to walls)



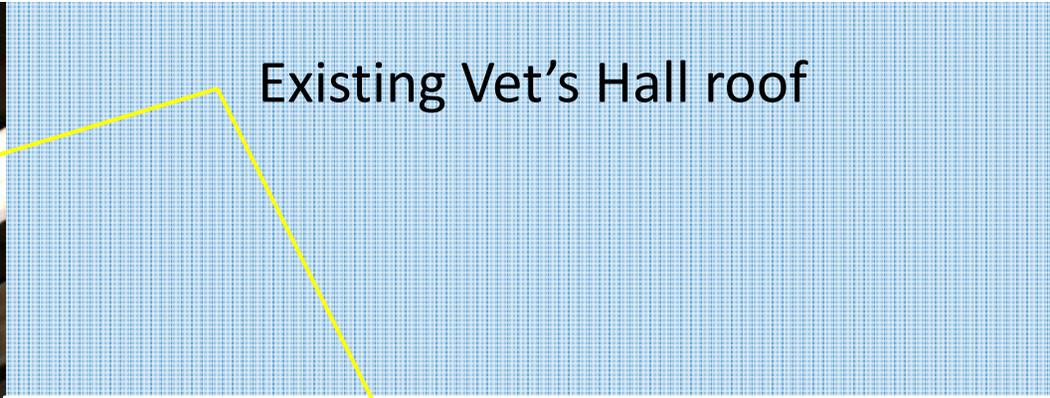
Notch in  
Roof Rafter

Roof Truss  
bottom chord  
(minimal nailing)

Roof Truss  
support post



Kitchen Addition  
without adequate  
support framing



Existing Vet's Hall roof



Failed framing connection  
with rusted/corroded nails



# Risk Assessment

**Overall Risk Assessment Code (RAC): H**

<b>Risk Assessment Code Matrix</b>						
E=Extremely High Risk H=High Risk M=Moderate Risk L=Low Risk		Probability				
		Frequent	Likely	Occasional	Seldom	Unlikely
S e v e r i t y	Catastrophic	E	E	H	H	M
	Critical	E	H	H	M	L
	Marginal	H	M	M	L	L
	Negligible	M	L	L	L	L

## Status Moving Forward

- Public safety calls for closing the structure to further use
- Additional investigation needed to review deficiencies in more detail
- No near term temporary solution is viable
- Arranging for alternatives

# Accommodation of Reservations

- Working with Lion's Club to vacate the building
- Parks Department will set up event tent for substitute event use
  - Adjacent to BBQ shed on concrete area, ocean side
  - Approximately 30-feet x 60-feet
    - Accommodate events of 100 people (seated)
  - Would include stage/electrical/lights/heaters
- Work with event planners on alternative locations
  - Hardie Park
  - Paul Andrew Park
- Building's Kitchen available



# Layout of Event Tent

© 2016 Google

Google earth

Imagery Date: 8/23/2013 35°26'57.69" N 120°54'23.54" W elev 9 ft eye alt 435 ft

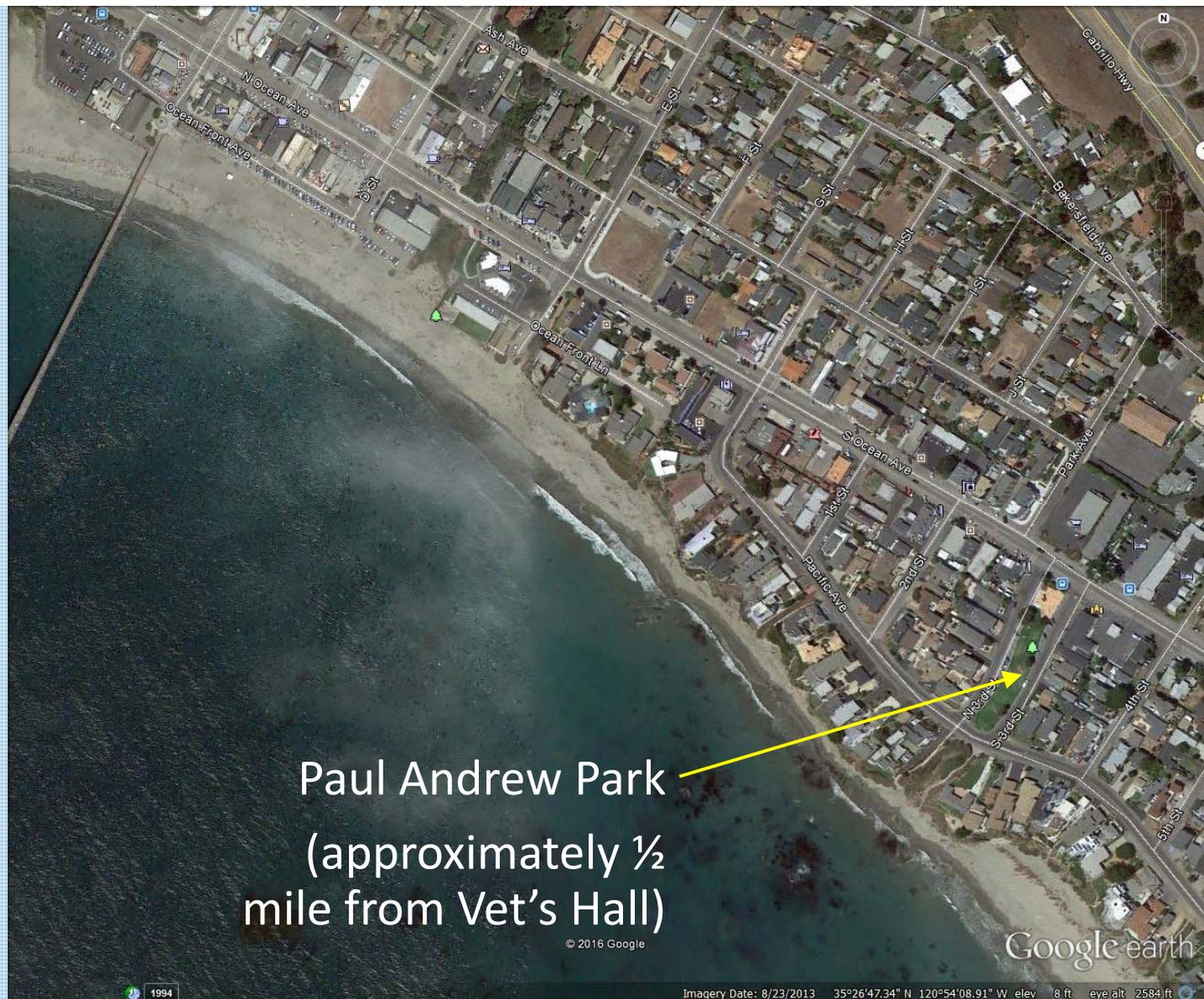
1994

Hardie Park  
(approximately  
¼ mile from  
Vet's Hall)



Alternate Location  
Option

Alternate Location  
Option



Paul Andrew Park  
(approximately 1/2  
mile from Vet's Hall)

© 2016 Google

Google earth

1994

Imagery Date: 8/23/2013 35°26'47.34" N 120°54'08.91" W elev 8 ft eye alt 2584 ft

## Unique Structure

- While not on a historic register, historic nature needs to be retained
- Composite building of post and beam construction and add-on sheds
- Enhance the deck layout
- Incorporate the ADA accessibility pathways

## Defining Plan to retrofit structure

- Significant work to address the roof truss system
- Add shear wall panels to building
- Retrofit gable end wall
- Upgrade connection of post connections to roof trusses and foundation
- Rehabilitate the existing foundation



## Funding

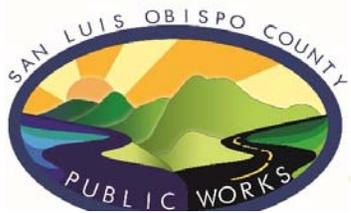
- Remaining from stucco wall repair project: \$ 113,000
- Expected set aside in next year's budget: \$ 250,000
- Final cost to repair: Unknown
- Source of funding: TBD

## Summary

- Closing to use is the necessary and practical safety measure
- Funding available to proceed with Retrofit design
- We work to most effective retrofit while keeping to historic nature of building
- Parks working on accommodations of booked users
- County understand the vial nature of the building and will work towards seeking funding commitments
- Reasonable path to re-opening would be summer 2018



Questions?



## Building History

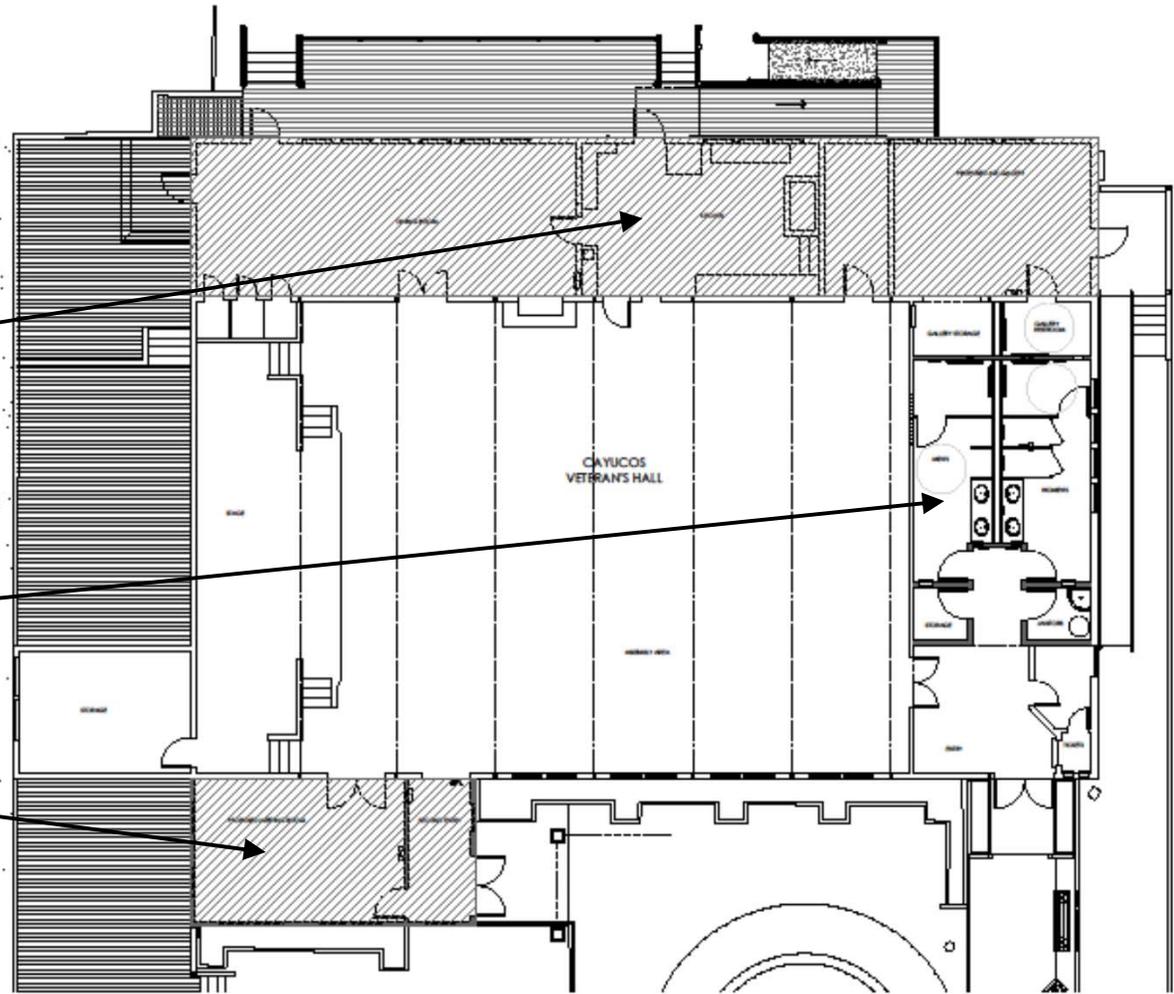
- Originally built as warehouse in late 1800's
- Additions in the 1930's and 40's lead to use as Community Hall
- State Parks Commission agreement , August 1944
  - State owned property
  - County responsible to operate and maintain
- Cayucos Lion's Club operates under use agreement with County

# Building Layout

Kitchen

Restrooms

Storage/Small Meeting Room



## Recent efforts to date

- Past work include roof upgrades in 1979; interior upgrades 1997
- Repairs to stucco wall last summer; revealed board and batton only
- Pending repairs to Deck/ADA access upgrades
- Stabilized the ocean facing wall for this past winter
- Further structural review led to closing stage
- Initiated detailed assessment to determine needed repairs











Back wall stabilization  
with Tyvek (Fall 2015)

