

McSorley Creek Estuary Restoration  
Feasibility Study

**APPENDIX E**  
**Historic Building  
Relocation Cost and  
Construction Details**

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In order to fully assess the opportunities and challenges of moving historic resources within Saltwater State Park, Confluence consulted with professional contractors Robbins and Company, who has extensive experience moving significant historic resources, including Seattle's Washington Boat Landing Pergola. Robbins and Company provided a cost estimate for moving two buildings to new locations in close proximity of their existing locations. The assumption is that the new location would be within the current parking lot adjacent to the existing building locations. In order to affect the resources' integrity as little as possible, the Secretary of the Interior's standards must be met.

All efforts to move NRHP-eligible buildings and structures would require ongoing consultation and guidance from the King County Parks' Department Historic Preservation Planner, the King County Historic Preservation Office, and the State Historic Preservation Officer.

### **Considerations in Moving Historic Buildings**

There are multiple factors that contribute to the complexity and costs of moving the historic resources. In order to move the buildings, contractors would use steel beams and wooden cribs to bear the weight of the dwelling, hydraulic jacks to lift the house and dollies to wheel the house to its new location. In addition to costs associated with physically stabilizing, rigging, moving, and setting the buildings,

- Building new foundations
- Excavation, tree/plant removal, and other soil improvements
- Permitting and inspection costs
- Fees for plumbers and electricians to disconnect and reconnect major utilities in the home
- Any building renovation costs

### **Moving Historic Buildings at Saltwater State Park**

At the request of Confluence, Jeff Still and Mike Etzkorn of Robbins and Company visited the site on February 23, 2016, in order to assess the construction methods and potential challenges of moving each building. In an email to Connie Walker Gray, Confluence's Senior Architectural Historian, on February 25, 2016, Mr. Still provided a preliminary summary, including procedures and challenges of moving the historic structures, as well as a preliminary cost estimate of approximately \$160,000 to move each building, as shown in Table 1, below.

The northern of the two buildings is balloon-frame construction with a small basement. The wood floor is not tied to the exterior logs or chimney. Rigging and moving the building would be similar to moving a brick building; it would require attachments, cross bracing, and additional temporary structural elements to hold the floor platform, chimney, and log walls together, and to protect all building elements.

The southern of the two buildings is slab-on-grade construction. To move the building with minimum impact, a contractor would need to excavate under the slab and rig it similar to a brick building. It would also require attachments, cross bracing, and additional temporary structural elements to maintain the integrity of the slab and log walls. Robbins and Company assumed that the shop portion of the southern building would be disconnected from the log portion, and rebuilt, reassembled, or replaced at its new location.

### **Anticipated Costs of Moving Historic Buildings**

Mr. Still indicated that the historic buildings possess distinguishing characteristics, which making moving them “difficult but not impossible.” As described earlier, in addition to physically moving the buildings, other related costs include foundation work, utility hook-ups, carpentry, and excavation. A rough estimate of these costs for each building is summarized in Table 1.

**Table 1.** Overview of costs associated with moving each building.

<b>Activity</b>	<b>Cost Estimate</b>
Rigging, moving, and setting	\$ 75,000
Excavation and other soil improvements	\$25,000
Carpentry	\$ 10,000
Foundation	\$ 40,000
Utility attachments	\$ 10,000
<b>TOTAL</b>	<b>\$160,000</b>

If King County Parks Department chooses an alternative which would require moving these two buildings, a more detailed and specific cost estimate will be solicited by multiple contractors.

Relocation of other historic resources, including the stone fire pit circles and day use area fireplaces, can be accomplished with a lower level of impact if resources are carefully disassembled and reassembled in accordance with Secretary of Interior Standards, and in consultation with parties identified above.

