



FOUNDED 1962

FLOATING HOMES ASSOCIATION



2329 Fairview Avenue East

Seattle, Washington 98102

Phone: 325-1132

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Newsletter

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Vote NO on Referendum 48.

by Bill Keasler

Houseboats probably wouldn't exist today, if Referendum 48 had been in effect 25 years ago. The laws protecting them would have been too expensive to pass.

When I moved here in 1969, the "working lake" we all know was changing fast. I bought my first houseboat for \$150 because the moorage owner was tearing down his dock to build another high-rise apartment building next to the brand new four-story over-water Union Harbor Apartments on Fairview.

Union Harbor itself displaced a houseboat dock. So did the high-rise AGC office building on Westlake. I walked all over the lake looking for moorage. But even when I found a vacant spot, owners would say "Sorry," they had plans to build. One even showed me his drawings.

It wasn't just houseboats. Boatyards, shops, ships, all of Lake Union's astonishing variety of water related activities were disappearing in the heat of a development frenzy. And it wasn't just Seattle. Try to find "Lake Bellevue" sometime.

The state Shorelines Protection Act, passed in 1973, put the damper on the development. It set a state-wide policy that any waterfront development had to be water related. The state's shorelines were saved.

Not coincidentally, houseboats also stopped disappearing in big

clumps. At the time, we were down to about 450 homes (and sinking fast) from a peak of over 2,000 in 1950. There are about 480 houseboats around the lake today.

Do you think the Shorelines Protection Act would have passed if the government had to pay every waterfront landowner in the state the difference between the value of the six-story AGC office building and, say, a houseboat moorage?



Referendum 48 defines "taking" for general public use as "when a governmental entity regulates or imposes a restraint of land use ... for public benefit including wetlands, fish or wildlife habitat, buffer zone or other public benefit designations;" then goes on to require that, "When private property is taken for general public use, the regulating agency of jurisdiction shall pay full compensation of reduction in value to the owner..."

Zoning is clearly a "restraint of land use." By the late 1980's the majority of the shorelines with houseboats had been down-zoned to "residential" from "commercial." Commercial zoning allows restaurants and marinas, among other things. Residential zoning has had a multitude of stabilizing effects, including encouraging a tendency among moorage owners to sell to their tenants rather than do something else with their property.

I doubt our City Council would have passed this (or any other) zoning ordinance if Referendum 48 had been hanging over their heads. How much "reduction in value" would your moorage owner have claimed?

The same principle applies to the Equity Ordinance. The moorage fee provisions might have cost the city a bundle. Do you think the right of first refusal affects what a moorage owner can get for his land?

The pro-Referendum 48 proponents are probably correct when they claim their opponents overstate its costs. We wouldn't really pay out billions to enact a measure like the Shorelines Protection Act. Or zoning. Or the Equity Ordinance.

They simply wouldn't be passed. And houseboats would be history by now.

Better Leases Lagging

by Bill Keasler

Immense progress has been made over the last six months toward resolving the floating homes community's frustration with the state Department of Natural Resources' (DNR) Aquatic Lands leases. Unfortunately, and in spite of the fact that our negotiations with the state have apparently come to a successful conclusion, we have still not received the final documents. Because of this, the Floating Homes Association's plan for a public meeting to present the new leases and a program to expedite their adoption is temporarily stalled.

The Association and DNR held two extraordinarily productive meetings this spring. These conferences broke loose the lease negotiation log jam which has stymied agreement between moorage owners and the state for years.

The first meeting was in Olympia last April. Jennifer Belcher, the Commissioner of Public Lands, and her retinue represented DNR. Our two legislative districts were represented by Rep. Pat Thibaudeau (D-43), Rep. Frank Chopp (D-43) and Sen. Jeanne Kohl (D-36). Sheri Gotay and Bill Keasler, along with Peter Eglick and Mike Ryherd, our attorney and lobbyist, respectively, spoke for the Association. In a few short minutes, all the critical lease issues were resolved.

Ms. Belcher agreed that 30-year lease terms were acceptable and that residential houseboat leases shouldn't be subject to the same environmental liabilities as commercial uses. She agreed in principle to a number of other key points but disagreed with the idea that underwater aquatic lands are less valuable than upland property, pointing out that in any case rates were set by

statute. She pledged that she would do everything she could to conclude the floating homes lease process by the end of 1995.

As impressed as we were with the progress made during that meeting, it wasn't until a June follow-up meeting in Seattle with senior staff from DNR and the Attorney General's office that we were sure of our breakthrough. The government representatives had clearly thought about the unique situation presented by houseboats and came prepared to implement the policy changes agreed to in April.

During the June meeting and in the months following, specific language for the lease itself and a special cover letter were hammered out by attorneys for both sides.

Hopes were running high that the Association would be able to call a meeting of leaseholders in the early fall to present the new language and then go forward with a plan to get the leases in place. Some moorages have been in lease limbo for over 5 years.

However, for some reason, progress has been very slow recently. The last bit of disputed language was resolved several weeks ago, but we still have not received final, approved copies from DNR. Queries regarding the documents' status of the have been inconclusive.

As yet, we have no reason to believe that the problem is anything beyond simple bureaucratic inertia.

Consequently, we regret to report that we cannot announce a lease meeting in this Newsletter. As soon as we receive a definitive answer, the Association will mail announcements in a special Newsletter supplement to all its members, including moorage owners.

Floating Homes Association Board

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9-1 Tuesdays and Wednesdays

(The Floating Homes Association office is located at 2329 FV, roughly two blocks north of Lynn Street. Phone 325-1132)

Hey! Have you seen the FHA office lately? We got it painted. Thanks to Marty Alexander, Cynthia Moffitt, Jeri Callahan, Tom & Peg Stockley. The colors are cottage cream and tempest blue. But the triumphal touch is the re-do of the front door. Dale Patterson, who lives on Tenas Chuck, realized the door was a good one, deserving of better treatment, so — he applied Cetol by Sepkens #077 Cedar. The result is beautiful. Thanks, Dale; for the door job, for cleaning the leaves off the roof and for the carpentry repair you did on the FHA structure prior to painting. Whatta guy!

AROUND THE LAKES...

CAROLLING BY KAYAK

Every year in December, the Northwest Outdoor Center organizes a unique fund-raising event for the Seattle Children's Home. Individuals pay \$25 to serenade residents of floating homes by kayak. The carollers are led by Seattle base vocalist, Norm Smith (dressed as Santa Claus), and accompanied by concertina player Thomas Slye. We have four outings and take 40 kayakers per outing, stopping at three to four homes per trip. This year we will have two sessions on Saturday, Dec. 16, and Sunday, the 17th, at 2 and 6 p.m. If you live in a floating home in the greater Lake Union area and would be interested in hosting the carollers, please call Bill Stewart at 281-9694. Most residents invite a few friends or neighbors over to provide an audience and sometimes provide refreshments for the kayakers. We do not seek monetary donations from the houseboaters. See you in December!

KAYAK THEFTS ON THE RISE

If you live on the water and own a kayak, insure it or secure it! There has been a rash of thefts this year, mostly taken (it is believed) by the same group of lowlifes who have discovered that a market exists for used kayaks. For more information, contact the Northwest Outdoor Center (NWOC) at 281-9694.

FAIRVIEW TRAFFIC CALMING

Floating Homes Association and the Eastlake Community Council have received Neighborhood Matching Funds to produce a set of construction-ready designs for traffic calming along the section of Fairview between E. Newton and E. Roanoke. Building on the work of the 1994 Eastlake Transportation Plan, this grant enables us to work in a partnership with the Engineering Department to come up with solutions acceptable to both the neighborhood and the city. We're off to a good start! People working on it include Peter Erickson, Mary Sue Galvin, Gordon Lewis, Jann McFarland, Kirk McKinley, Mike Weisback, Paul Mar, Joan Lankford, Jim Donnette et al. Still needed are business reps and design input. There will be community meetings this winter. Times will be publicized. If you'd like to get involved, contact houseboater Mary Sue Galvin at 323-6439.

SPEED LANE PROBLEM

Floating home residents Rachel Balsam & Michael Douglas would like to see the Lake Union speed lane moved to an area of the lake that is out of the vicinity of floating homes. They presented the proposition to the Seattle Harbor Advisory Council in September. (The Council meets the last Thursday of every month at 7:30 a.m. at the Seattle Police Harbor Station). Some houseboaters who reside near the speed lanes are experiencing the problem of large wakes resulting from improper use of the speed lanes. These large wakes are causing damage and unnecessary wear and tear to the floating homes. Douglas points out that vessels over 35 feet create harmful wakes even while using the speed lanes properly. At the October meeting, proponents of the speed lane will be present. The Council is currently in the process of revising the Harbor Code and will send its recommendations to the Seattle City Council for approval. In the meantime, they advised Rachel and Michael to gather signatures on a petition to give them an idea of how many residents are dissatisfied with the current location of the speed lanes. If you have not signed the petition or would like to report any damage sustained from large wakes resulting from the speed lane, please call Rachel or Michael at 324-3693.

THE INSURANCE PICTURE

When It Comes To Insurance — Houseboats Aren't The Usual

Have you often heard, "we would love to insure your home" only to find out, "Oh, you have a houseboat, we don't insure those!"

Unfortunately this has been the policy of almost all insurance companies. This has left floating home owners with only one insurance alternative, Superior Underwriters, which is used by many different insurance agents. Superior has been consistently providing a policy that covers houseboats. However, because of the unique nature of houseboats and lack of competition, the rates have steadily risen (now about 3-4 times what a regular homeowner pays)

and coverages such as liability are sometimes limited.

Recently one of our members became aware of a local marine agent who is interested in providing houseboat insurance through a major U.S. insurance company. Rates and coverages appear to be very competitive. Since every houseboat is unique, those rates and coverages will vary based on individual situations. Following is a list of known-to-us houseboat insurance underwriters. It's a short list.

Please let us know if there are others.

Superior Underwriters: 621-8288

Durham & Bates - Tom Caspell: 284-7776

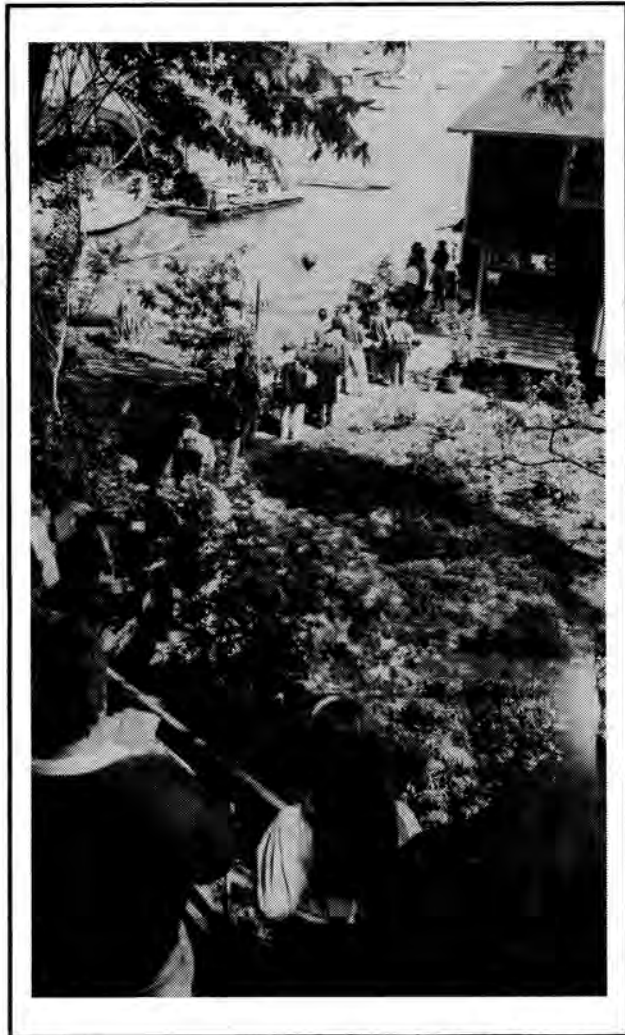


Photo by Phil H. Webber

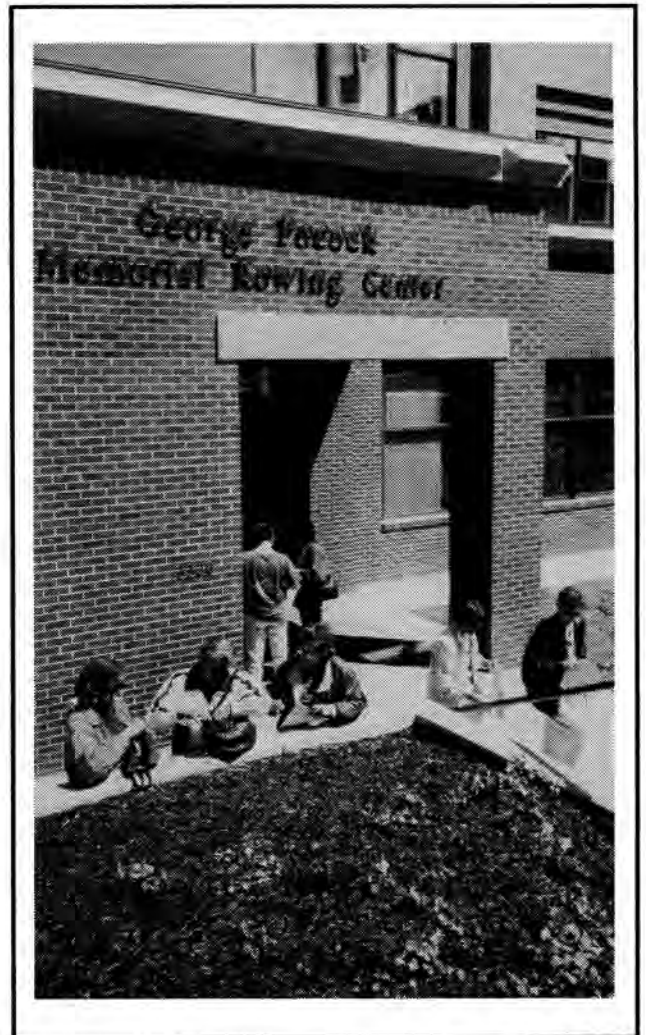
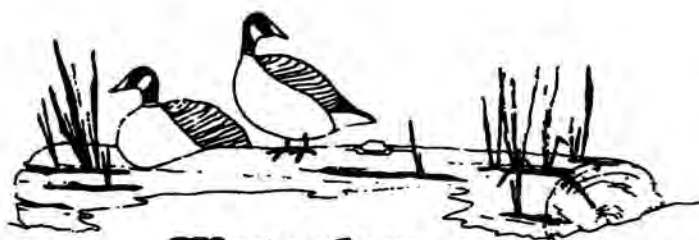


Photo by Phil H. Webber

The 1995 Houseboat Tour was successful beyond our wildest dreams. It just happened to be one of the first nice days of springtime, just perfect for strolling along Portage Bay and watching ducks and canoes make wakes in the sparkling water. Though lines were long at times, the well-organized crew of volunteers kept things moving and there were no complaints. Many thanks to all who participated. A special thanks to the George Pocock Memorial Rowing Center for their generous help. We hope you had fun showing off your community!



Waterlog

by Peggy Stockley with intro by Sherry Lockwood

Dzien Dobry everyone. I'm back from my year in Poland. It's like living in the 1930's and 1990's simultaneously. I'll miss many, many things; being safe or no handguns and great public transportation being right up there with wonderful new friends. But I'm glad to be back in my houseboat home and have adult women friends I can talk with and to not be pigeon-holed into a role for women I don't fit (invisible, grandmother, martyr).

Many, many thanks to Peggy Stockley for taking over and keeping all of you up on the Waterlog gossip (and for joining me for a glorious birthday in Greece). She had mercy on me in my confused state of moving back home and going back to work, and has gathered up the Waterlog doings again this issue. But I hope to be back in the traces for the next newsletter.

Meanwhile, if you'd enjoy a lengthy conversation on any of these subjects in relation to Poland, ask me: Customer service, gypsies, women's roles, drivers, transportation, Polish apartments, vodka/beer, extreme weather, holidays/work, family, waiting in line, skinheads, finding anything, living in the 1930's, banking/paying bills, pickpockets, being alone, the *&^/o\$#@?! Polish language, Polish food, travel in Eastern (they say Central) Europe, on and on and on (tak dali, tak dali, tak dali). I love to talk about it so if you ask, you may have trouble shutting me up.

Do widzenia.

WELCOME ABOARD

Jim Burks, resident of 2019 FV since the late 60s, retired, sold his houseboat & moved to Thailand where he has been living for the past few years. New owners of Jim's house are Alan & Liz Shaw ... New residents of 2420 WL are Erin Roche & Mark Koenig ... Susan & Ron Flynn are new residents at 2025 FV. They bought Leslie Rubicom's house ... Newcomers at Mallard Cove are Gifford & Mary Jones, Gus & Janet Schairer, Dick Settle and Al & Wendy Higginson ... Terry Bratvold is welcomed to McInnes Moorage at 1213 E. Shelby on Portage Bay ... On the same dock, Bill & Beth Parks greeted a baby daughter, Emma Marie, since the last newsletter and have moved to land. New into their houseboat is Betty Swift and her two cats ... Bob & Diana Forman (1213 E. Shelby) have moved back onto the dock after a total re-do in keeping with the McInnes Moorage philosophy of preserving the "old houseboats" look.

ANCHORS AWEIGH

Marty Alexander (2466 WL) & her business partner Jonelle Johnson, who lives on Portage Bay, toured Tuscany in Italy with their latest tour group. The two women own Watercolor Workshops, a tour business designed for travelers who are into watercoloring. All who go, paint. Afterwards, they explored Cinqueterra as a site for future tours. Then, they fulfilled a personal dream. They bought a 60-foot barge in a little town near Beaune, France. It was built in 1902 in Holland to haul vegetables. Now, after remodeling, it will be a floating home away from home for them ... Mary Gey & Fred McCulloch and daughter Jenny went to London, Southern France and the Island of Mallorca this summer. Incidentally, M&F bought a 6-acre farm on San Juan Island - Mary's first land house in 23 years ... Once again, Tenas Chuckers (2331 FV) went to Greece. Cynthia Moffitt, Bob Lilly, Jean Butler, Tom & Peggy Stockley, and Steve Jencks connected on the island of Skiros. This time, our world-traveling Waterlog editor Sherry Lockwood, from DOX, joined the group from Poland ... Ruth & Dale Patterson (2331 FV) did something fun this fall. They houseboated on Lake Roosevelt in the heart of Coulee Dam National Recreation Area. Rave reviews! ... Jean Butler (2339 FV) is back from her 4 1/2-month odyssey through Europe. It began in France where Jean studied French, moved to Greece where she joined dock neighbors on Skiros, Andros and Tinos, continued to Mykonos, Santorini, the Isle of Rhodes on her own. Then she took a public bus through Turkey to Ankara. Public bus again to Samsun on the Black Sea, flight back to Istanbul, Athens, Paris, a week at a Buddhist retreat center, and time in a mountain lodge in the Alps. Then says Jean: "I broke down and came home." ... Susan & Tom Susor (1409 Boat St.) made their first visit to Alaska ... Kit Taylor (2822 Boyer Ave E) kayaked back from Nanaimo on Vancouver Island. It took him five weeks and he visited more than 30 islands.

FLOTSAM & JETSAM

Lesley Hazleton (2420 WL) celebrated her mid-century with publication of her 6th book: "The Woman's Book of Cars" (everything you ever wanted to know about buying, owning and operating) & a great dock party ... 2019 FV (Log Foundation) held their annual corn roast dock party in September. Roast beef was BBQ'd and everyone brought vegetables from their gardens and made a big tossed salad. Plenty of corn was supplied from huge cookpots on the dock and fresh fruit kabobs dipped in chocolate fondue were served for dessert ... Lyndy Caine (2017 FV) finished building her dream "cabin" in Montana.

Continued on page 6...

NEWSLETTER 6

Waterlog continued...

NEWS FROM FLO-VILLA (2207 FV)

(Historical note: Flo-Villa was the first cooperatively owned moorage.)

Flo-Villa started the summer with a potluck to meet new neighbors. "Lots of great cooks and partiers," reports Surain afSandeberg. "The downpour didn't dampen the spirits and just brought us closer as we huddled on Dan & Sharon Ranney's porch" ... Speaking of the Ranneys, they found great opportunity for escape to their cabin getaway in B.C., north of Campbell River. As they tried out their new boat, Mosh stayed home this year and guarded the channel ... The cat population climbs to 16! ... Rick Blank & Laurie Balistreri sailed their Raven for a week around the San Juans. They ran into neighbors, Richard & Jill Ying in Port Townsend, who were on their way to visit the Ranneys in the Canadian Islands ... John and Shelley Herron picked the rainiest week of the summer for their sailing trip to the San Juans. Poor Shelley, lover of sunshine ... Surain & Robert afSandeberg took their foldable kayak to the Baja last spring and paddled for two weeks along the Sea of Cortez — quite a few stares when they carried the paddles on the plane. This summer they stayed closer to home, paddling in Desolation Sound and the Gulf Islands ... Just ask Ranney or afSandeberg about rolling a sea kayak. 'Tis possible.

"MUSICAL HOUSEBOATS"

Keith & Laurie Lorence (2019 FV) sold their houseboat and moved aboard their new sailboat. They plan to go around the world in it in the next year or so. Judy Stoloff (2235 FV) bought their houseboat ... Susan & Lee Jenkins, who housesit for Sherenskys' on 2019 FV and who have been wanting their own houseboat forever, bought Judy's

houseboat ... When Jeri Callahan (2331 FV) leaves for her winter in Mexico, the Galvin family moves in while their houseboat on the Log Foundation (2019 FV) is being remodeled. That's parents Dave & Mary Sue, and kids, Nick & Veronica. Tenas Chuck Moorage is happy to welcome them.

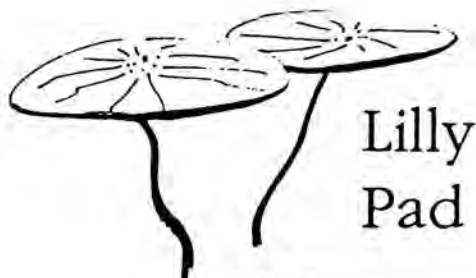
HOUSEBOAT MEMORIES

Donna Harris, now living in Alaska, read Tom Stockley's article "Landless in Seattle" in Seattle Magazine and it triggered memories of when she lived in her little brown shake houseboat on Tenas Chuck. To quote: "My little houseboat will always be my favorite spot and one I'll never replace in my heart." Donna now works for an aviation company in Anchorage as director of sales & marketing for their helicopter tour division.

PASSAGES

Life-long bachelor Hal Ortquist, 82, died May 5th after living on his houseboat at 1212 E. Shelby on Portage Bay for forty years. Folk-dancer, ice-skater, water color artist, animal & bird lover, Hal was a retired Sears employee. He worked at Todd Shipyards during World War II and then worked in the farm store of Sears & Roebuck until his retirement. Born in Montesano, he maintained the family home there and alternated his time between Grays Harbor County and Portage Bay. There are many happy memories including Hal's party every opening day of the boating season. Sadly, he died on that weekend last year.

If you have any dock news for the next newsletter, call Sherry Lockwood at 322-4536.



Lilly Pad

by Bob Lilly

(Ed. Note: My neighbor Bob Lilly (2331 FV) has lived on his houseboat on the Tenas Chuck Moorage for over 23 years and knows what grows and what doesn't in a garden afloat. Professionally, he's with Charles Wilson Company, brokers and sales reps of perennials for growers. He's also one of the principal designers of the NW Perennial Alliance Border at the Bellevue Botanical Garden. For two years in a row, he's designed and installed the Arboretum Foundation Display Garden at the NW Flower & Garden Show.)

It's autumn and time to talk about bulbs. You missed the Arboretum Bulb Sale, held the first weekend of October each year, a great place to buy bulbs for your pots and support the Washington Park Arboretum. The current activity over there is funding for a Master Plan which is needed in these difficult times of funding and tax base complications in our society. The Woodland Park Zoo has gone through this process and has developed into a premier zoo in the United States. The goal of a more focused and better developed Arboretum for Seattle & the State of Washington should not be overlooked.

But back to those bulbs you should have by now. The retailers still have a good selection. Check out Wells Medina, the Seattle Garden Center (Molbaks) in the Market

and Swansons.

Narcissus and daffodils do best in pots and the geese won't eat the leaves at least. Plant about 1/2 way down in a 12" deep pot. This will protect the bulbs from frost & give them plenty of room for roots; 10" pots are ok, also.

A little bone meal or bulb food mixed in the soil below the bulbs will make for a good performance, although the bulbs have all they need stored up in their tissues for flower & leaf. If you want to have the bulbs perform year after year you must feed any bulb when the foliage is about 3-6" tall. This is particularly important in pots where soil is restricted.

The best show of course is to plant new bulbs each year. Some daffodils will increase in the garden, but in pots where there is competition from any other plant, performance is limited to a great 1st year and a fair second. Tulips are ok but the geese may eat if they can get to them. Crocus do well but I've had them chewed off at soil level by some animal.

You can plant on top of bulbs with pansies & ornamental kale and cabbage. This will keep the geese and cats away, but there are other methods you can use:

- Planks on top of pots until the bulbs are up in spring. If we have a warm winter the planks have to be taken off early so plant closely but don't plant so close the bulbs touch. When watered, bulbs swell up some and can be bruised fatally.
- Chicken (or goose) wire is good cover but should be arched up 6-8" so not flat on top of planters - cats will use such a situation.
- Pansies, cabbages, mums, perennials all work well and give a nice winter garden.
- Sticks & poles. I use these as it also keeps geese from nesting in larger pots, but it is not foolproof - you need lots of them.
- Moth balls (real ones). This will keep cats away but not geese or ducks.
- Fir boughs, Christmas tree bows - I like to use these for smaller bulbs & tulips, but they need to be removed before the shoots are more than 3-4" tall.

So get those planters cleaned up, throw the slugs in the lake, and let's all wait patiently for Spring!

COOKBOOKS FOR SALE

The FHA office at 2329 Fairview Ave. E. will be open three Sundays in December — December 3, 10 & 17 — so houseboaters can buy copies of the houseboat cookbook for holiday giving. Hours: 10-2. Or, you can utilize the order form on the back of this newsletter.

Floating Homes Association
2329 Fairview Ave. E.
Seattle, WA 98102

"Floating Kitchens" Order Form

Floating Homes Association, 2329 Fairview Ave. E., Seattle WA 98102

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Please send me _____ copies of "Floating Kitchens"

at \$14.95 per copy:

8.2% sales tax at \$1.23 per copy:

Shipping and handling at \$2.00 per copy:

(Omit shipping charge if you prefer to pick up books at the FHA office)

TOTAL ENCLOSED:

Please make check payable to Floating Homes Association and mail to above address.

