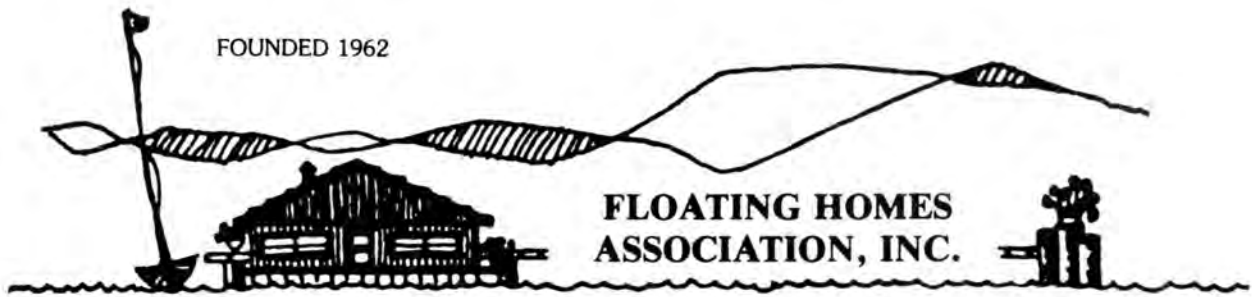


FOUNDED 1962



FLOATING HOMES ASSOCIATION, INC.

2329 Fairview East

Seattle, Washington 98102

Phone: 325-1132

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Newsletter

SEPTEMBER 1985

City Council Acts on Houseboat Zoning

In June, the Seattle City Council's Land Use Committee accepted two Association proposals to rezone significant stretches of shoreline along Westlake and Fairview as residential areas. By passing the Association's recommendations, the Committee, consisting of Chairman Jim Street and Councilpersons Virginia Galle and Paul Kraabel, rejected earlier proposals to retain the areas' current CG (auto-oriented shopping area) designation.

In a memo to Chairman Street, Association President Bill Keasler argued that, "... the residential flavor of these areas is a result of an ongoing trend. In the last 20 years or so, while the CG zone has been in effect, very few, if any, new commercial uses have been established ... while the residential character of these neighborhoods has become more and more entrenched.

"Ideally, neighborhood zoning should reflect the historical, current and anticipated uses of an area. The old CG zones are long since obsolete. Instead of unrealistically high intensity zoning, these areas should be zoned to reflect what's actually there: residential housing."

The council's staff, in its analysis of the Association's proposal, noted that these areas did not meet the commercial area designation criterion that "The area is currently zoned commercial and is predominantly developed in commercial use or shows a trend toward commercial development." The staff also concluded that "the objectives of preserving single family housing and the unique houseboat character of the area support the downzone to SF."

In addition to Keasler, two special committees,

Continued on page 2

Westlake Houseboats Form New Co-op

Another floating home moorage co-op has been formed on Lake Union. The houseboaters at 2466 Westlake have recently completed 12-month negotiations with former moorage owner Ashton DePeyster for the purchase of their moorages.

Seven houseboat moorages were involved in the transaction, with the average price per spot being a little less than \$50,000.

New Nesika Chuck ("Our Water") Co-op President Phil Webber says that the sale was complicated somewhat by the fact that their dock is shared by houseboats belonging to members of the 2460 Westlake co-op. The agreement includes a purchase by the 2460 people of perpetual rights to moorage on their half of the dock (they already control the land underneath).

Other co-op officers include Rachel Emery, Vice-President, and Tom Haslett, Secretary-Treasurer. Attorney Phil Miller represented the houseboat owners in the transaction.



Photo by Phil Webber

Perseverance paid off for houseboat owners at 2466 Westlake when they completed complicated negotiations to buy perpetual rights to their dock.

Question the Candidates

The Eastlake, Montlake, Portage Bay/Roanoke Park, and Floating Homes communities will hold a Candidates Night on Thursday, September 12th at Saint Patrick's Church, 2702 Broadway East at 8:00 PM. This is your chance to grill the candidates for Mayor, King County Executive and those running for the four open City Council seats about your pet issue.

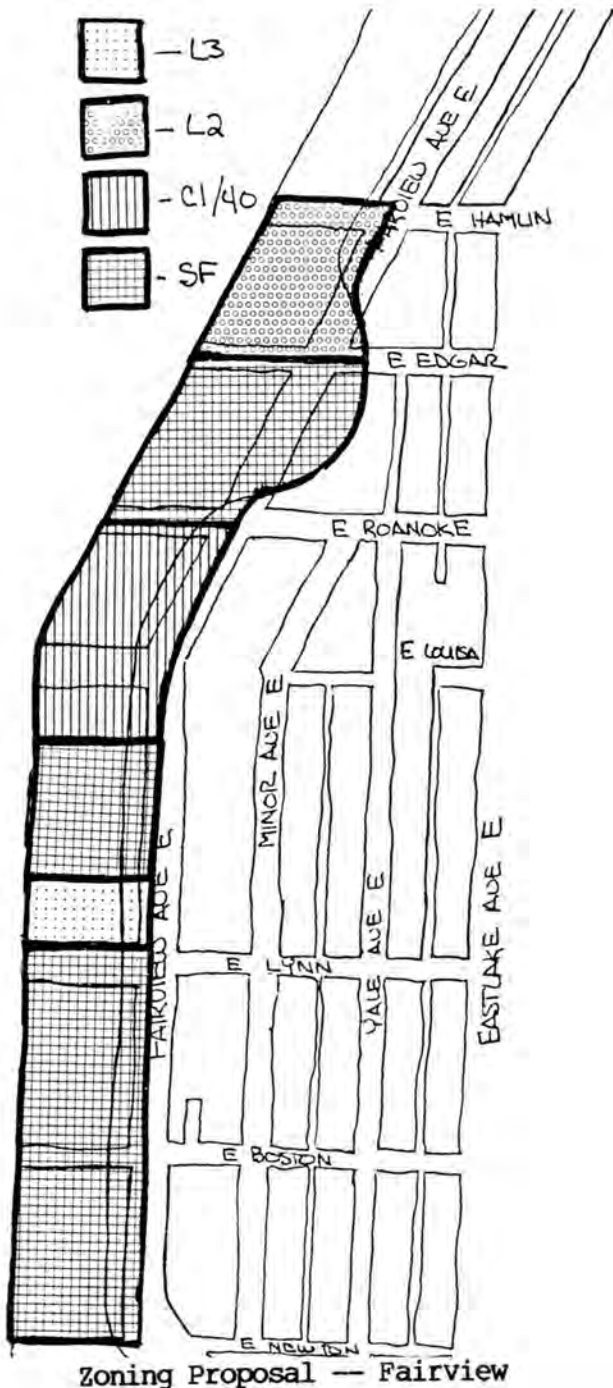
Houseboat Zoning

spearheaded by Joe Hall on Fairview and Ann Helmholtz on Westlake, supported the rezone project with research and committee hearing attendance.

The accompanying maps show the effect of the Committee's actions. SF (Single Family) zones prohibit commercial uses or multi-family (apartments, etc.) housing. L2 and L3 (Lowrise 2 and 3) permit multi-family and single family structures, with L3 allowing larger buildings. Floating homes are a permitted use both in SF and L zones. Commercial uses are not permitted in either Single Family or Lowrise zones.

The C1/40 (Commercial 1/40' height limit) between Roanoke and just south of Louisa is a very high intensity commercial zone in which residential uses are not permitted. The proposed designations for Fairview south of Newton and north of Hamlin are also C1.

Except between Hamlin and Edgar on Fairview, the Committee accepted the Association's proposal in every area containing floating homes.



Zoning Proposal — Fairview

Zoning Proposal — Westlake



Members Restore Association Office

Several years ago the deteriorating condition of the Floating Homes Association's little office on Fairview became too much to ignore. The office is a tiny houseboat moored up on the beach next to the Texas Chuck moorage's parking lot. Just by looking at it you could tell it needed stringers, paint and a new deck, at the very least.

Connie Jump, 2818 Boyer, took charge of the project. Under her direction, the Association's place got the stringers and deck and outside paint. It also got rewired with a much-needed new heater, then re-carpeted and repainted on the inside. Art Holder, Phil Webber, Jim Knight, Beth Means, Joe and Sally Hall and Langston Tabor dumped large chunks of time into these tasks. Laren Ambrose and Tom Haslett did some special carpentry to provide tables and storage. Many people donated time and materials, including a copier from Rick and Jenny Becker.

By this spring, Connie and her crew had finished nearly all of these projects for a direct cost to the Association of only \$700.00. The place just sparkles.



Photo by Caryl Keasler

The Association office sparkles inside and out thanks to Connie Jump her crew of volunteers.

2420 Westlake Lease Ends Anti-trust Suit

Litigation does end. When three moorage owners announced that they were going to evict every houseboat on their docks in the fall of 1983, nobody knew where these homes would finally end up.

But because the moorage owners' action was so clearly a co-ordinated exercise of their monopolistic control of the houseboat moorage market, the houseboat owners felt that they had no choice but to pursue an anti-trust action. Attorney Bill Dwyer and his associates were retained to conduct the defense against the evictions and the attack against the monopoly. In the face of a very real threat of incurring heavy damages as a result of the anti-trust litigation, Gordon Jeffrey and Frank Granat signed long term leases with their houseboat tenants several months after the suit was filed.

Now, word comes from Barbara Nelson on 2420 Westlake that their moorage owner, Robert Skarperud, has also finally agreed to similar leases with his tenants. As a result of this, Jay Hereford of the Culp, Dwyer law firm has announced that both sides have agreed to dismiss the anti-trust suit and all other pending legal actions in the case.

Auction Makes \$15,000

The Association's gala Third Annual Auction was held on the evening of May 18th. It was a remarkable success by all measures. Several hundred people enjoyed a great party and dinner with music by the Seattle Banjo Band and Greek dancing by Art Hemenway and Tina Forrey. Auctioneer Bud Chapman led an exciting live auction of a wide variety of items, while an even greater number of items were being sold in the silent auction. It was the Association's greatest fundraiser by a substantial margin. We netted \$15,200. The previous record for a single event was the Pete Seegar concert at \$8,970.

Chairman Marty Gardner sends along this partial list of workers who deserve our thanks, along with apologies to anyone she might have missed: Linda and Jim Knight, Jann McFarland, Beth Means, Ann Helmholtz, Barbara Nelson, Marci Merlino, G&H Printing (Emily, Edwin and Kevin), Phil Webber, Helen Mitchell, Tom Susor, Dave and Pam Sanford, Ben and Denise Gardner-Young, Joe and Sally Hall, Bret Hollar, Bill Thieleman, Duane Damish, Mike Roberts, Tom Haslett, Connie Jump, Jackie Hendrick, Ann Parker-Pollack, Janice Reinhardt, Bill and Annette Korbonits, Laren Ambrose, Montgomery Graphics (Marcus), Judy Averson, Nancy Johnson.



Photo by Phil Webber

A visitation by this AUCTION FEVERed gorilla was only one of the attractions of the Association's 23rd Annual Membership Meeting. Over a hundred members heard Chuck Cleeberg from the city's Office of Intergovernmental Relations give an update on the status of Lake Union's growing seaplane problem. Association Trustee Ellen Hansen, who chaired the citizen's committee which studied options for disposal of the PCB-polluted oil in the tanks of the Steam Plant, reported on her committee's findings.

Finance Committee Chairman Jim Knight explained the Association's financial picture, and President Bill Keasler spoke to the land use issues the Association is currently tracking. Keasler also managed to hold Executive Committee elections before everyone drifted off to the Complimentary Refreshments table.

The Association's Executive Committee roster is now: Bill Keasler, President; Laren Ambrose, Vice-President; Karen King, Recording Secretary; Sherre Roberts, Treasurer; Barbara Nelson, Ellen Hansen, Mike Roberts, and Phil Webber, Trustees; Jann McFarland, Barbara LeFebvre, Beth Means, Joe Hall, Sarah Jarvis and Connie Jump, Members-at-Large.



Matters of Concern

by Bill Keasler

This issue of the Newsletter announces several significant milestones in our community's quest to insure the security of our homes:

* The 2466 Westlake dock has bought their moorage and formed a co-op.

* With the signing of a long-term lease by everyone involved in the 2420 Westlake dock, the litigation begun by the attempted mass evictions two years ago has finally ended.

* The City Council's Land Use Committee has agreed to Residential zoning designations for the larger houseboat enclaves on Fairview and Westlake.

These events offer stark contrast to the confusion and fear which prevailed in our neighborhoods in the summer and fall of 1983 after the State Supreme Court struck down the old Equity Ordinance. Although they seem to be unrelated, each is an example of how we are moving toward a day when every houseboat owner has a measure of control over the fate of their home.

The best way of securing a moorage is, of course, to buy it. Long term leases are almost as good, but they have an unpredictable quality about their endings. We've learned by hard experience that governmental protections must be established very carefully if they're going to hold firm. However, with the passage of the zoning legislation out of committee, the second of the three legs of the "tripod of security" conceived by the Association in the summer of 1983 is all but in place.

The first leg is the new Equity Ordinance passed in 1984. This law governs the relationship between houseboat owner and moorage owner. So long as the moorage owner is renting space to houseboats, this law prevails. By design, however, it does not unconstitutionally prohibit (or even make it very difficult for) the moorage owner to change the use of his property to some other purpose.

The second leg is the zoning legislation just passed out of the Land Use Committee. This gives our homes the same protections against inappropriate uses going in next door as is enjoyed by nearly all other Single Family dwellings in the city. It acknowledges and locks in the use to which these areas have been put since the turn of the century.

The final leg of our tripod is a freeze on the total number of houseboats permitted in the city. This proposal already has considerable momentum in that the language to implement it is written into the Mayor's draft revision of the Shorelines Master Program. The SMP is the environmental legislation which governs development along Seattle's shorelines. It is slated for extensive review by the City Council this year. If the Mayor's language passes the Council, those houseboats which currently possess a King County Assessor number would be all that are allowed from here on out.

The proposed freeze on new houseboats would finally return a measure of equality between houseboat owners and moorage owners. Governmental regulation at all levels has in fact already severely limited both the number of houseboats and moorages that can exist within the city's boundaries. But by allowing those who control the moorages to evict a houseboat and create a new one to fill its spot, the city empowers the moorage owners to render the evicted houseboat worthless because it has no place to go. The mayor's proposal would still allow evictions, but would require that the moorage owner fill the empty spot with a floating home which already exists. Since the number of houseboats would be fixed—just like the number of moorages is now fixed

for all practical purposes -- any houseboat the moorage owner finds to move into his empty spot would presumably open up a spot when it leaves.

The third leg of the tripod of security acknowledges the home owners' stake in our community. The Equity Ordinance sets the rules. The zoning carves out a few permanent areas for floating homes in the city. The three together create an environment where people can live together on a basis of long term peace and security.



Association Mailbag

Thanks for Support

To the Association:

It's a gloriously sunny day on Portage Bay! I went for an early morning dip, sat on my deck admiring the wildflowers I planted last spring and my new corkscrew willow (last fall a beaver chopped down the one I planted fifteen years ago), and felt more at peace in my little place than I have had the luxury of feeling throughout the seven years I've been in lawyers' offices and courts trying to protect my home.

As you may know, I signed an agreement with James Lee, the dock owner, that allows me to moor until January 1988. Then I must leave. It would have been horrendously expensive to continue a legal battle. Hopefully a moorage spot will become available soon. I am interested in moving as soon as I can find another place. If anyone knows of a possibility, I would be most appreciative of a call (my number is listed in the phone book).

It certainly does not seem enough to tell you thank you for your financial and moral support. Please know that I feel grateful to you good people with all of my heart.

Juliette Sauvage

Crayfish Safe to Eat

To the Association:

Enclosed is a news release by the Seattle-King County Health Department that I thought would be of interest to the houseboat community:

"Last summer concerns were raised about possible contamination of crayfish, a food known to be harvested from Lake Union. The Seattle-King County Department of Health conducted a study to identify any potential chemical contamination of Lake Union crayfish.

"Five hundred eighty-four samples were collected from area off Lake Union adjacent to Gas Works Park, the Montlake Cut, and the Ship Canal, and were analysed. Both cooked meat and raw whole crayfish were tested for organic and metal contamination.

"Test results reveal that the crayfish continue to be safe to eat with levels of lead and metals comparable to those found in other Puget Sound shellfish and well within the range of foods commonly consumed. The small levels of lead, PCB's and PAH's detected, when compared to other foods, are not significant and are below any tolerance standard."



Clara Kennedy



**Flounder
Haddock Muscalunge**

by Sheri Lockwood

Ninety degree weather and a cool lake only 30 seconds away are not conducive to gossip gathering and reporting. In the first place my "sources" ("Deep Boat"?) won't answer the phone from their wind-surfers and in the second place it is difficult to write this column while challenging a neighbor to a rousing game of COD or TUNA (the waterbasketball equivalent of HORSE). Between newsgathering forays I've developed a pretty good hook shot -- though it's no match to the neighbor's head dunking "Look Ma No Hands" foot shot. As the tearful violins play, picture this reporter at her typewriter wistfully gazing at inviting inner tubes, beckoning inflatable rafts and her ever-faithful "belly-band" water skiing belt (great for playing waterbasketball for extended periods). If I close the shades, maybe I can put this column "to bed".

HONORS: At the instigation of Port Commissioner Jack Block a wood sculpture by Dutch Schultz (2035-37 Fairview) was selected to commemorate those who died during the 1934 Longshoreman's strike up and down the west coast. Titled "Bloody Thursday", the piece was dedicated June 25th and can be viewed (along with historic photos of the period) outside the Port Commissioner's Chambers on the Third Floor of Pier 66.

TRAVELS: I can't list everyone who "has gone" or who "has been" recently, but the most notable and exciting include: Susan Chatlos - Susor, 1409 Boat, who has volunteered to serve in Ethiopia with the Northwest Medical Team. A recent white water rafting event raised \$1200 for the team. . . .Lois Loontgens of 3254 Portage Bay Place participated in the U.N. Women's Conference in Nairobi last month. . . .John Griffith, 2420 Westlake, will be bike touring through Europe from June to September. . . .David Hinz of 2219 Fairview leaves in September for a year in Paris. That's another nice plus to houseboating: it's usually not very difficult to find a housesitter. The Lockwood - Sheythe - Imper Sand Sculpture Team placed second in their division at the Annual Cannon Beach Sand Castle Contest with their reclining Armadillo entitled "Scale Model".

FESTIVITIES: Active 2025 moorage held their annual Rummage Sale on June 22. . . .the combined 2215-35 Fairview Dock Rummage Sale was on August 10-11. . . .2025 Fairview's 16th Annual Luau Pig Roast was enjoyed by all on July 13th. . . .the June 30th Mt. St. Helens Memorial Party at the Fairview Dox Co-op (2219-35) featured Greek Dancers led by houseboater Al Hemenway. Party goers were entertained and participated in the dances which were surprisingly easy to pick up. The dancing was donated to the Floating Homes Association and bought at the recent auction with the summer party in mind. The party also featured answers to questions concerning dock members' futures by the dock's own Delphic Oracles -- "Vegetable Virgins" Debi Boyer and Sheri Lockwood.

ROMANCE: Mary Gey and Fred McCulloch were married on March 7. They met at Mary's 20th High School Reunion in Yakima a little over a year ago. . . .The lively Floating Homes Auction featured the donation of wedding services which included: "Time, place, and style as mutually agreed upon; consultation, ceremony pacification of in-laws and relatives, and dedication of first child if so desired." Unitarian minister Robert Fulgham donated these cheery proceedings. The romantic part follows. Michael McCracken (2464-66 Westlake) attended the auction with his very dear friend Roseann Ursino and her parents and brother. Michael purchased

Continued on page 6



Photo by Sheri Lockwood

The Duck Dodge colors appear on Lake Union every Tuesday night.

Duck Dodgers Show How To Have Fun

by Sheri Lockwood

Lake Union's Tuesday night Duck Dodge sailboat race began 12 years ago as a match between a fellow with a new boat and the fellow who bought his old boat. They invited friends and launched a Lake Union tradition. Now, sometimes as many as 80 boats compete and nearly as many can tie up to the party raft at the end of the race.

Twelve years ago, disturbing the path of a duck meant doing a 360 degree turn before continuing on in the race. Winners were accorded the honor and privilege of towing a duck decoy for the rest of the week. Although most of the decoys now adorn the wall of local taverns, they still appear at each race tied to the committee boat. Prizes are awarded to the fastest boats now, the most coveted being the duck decals in gold, bronze and silver that line the hulls of speedy finishers.

Duck Dodgers are an irreverent and maverick bunch. Winners are greeted with quacks. Boats participate bedecked with palm trees and hula dancers or mariachi bands, ladies night offers prizes to all women crews or those "dressed like them". During the radio announcement of race results they sing colorful verses to "What Do You Do With A Duck Dodge Sailor" (Tie him to a fender 'til he's tender, Send him through the locks without any bagels, Plant him in the milfoil 'til he's sprouted, Send him to Ballard with a lonely mallard). They have waterballoon shoot-outs and bucket dunking duels. They are a crazy bunch, but their spinnakers against a summer sunset certainly add color to a houseboat barbecue.

Duck Dodgers appreciate the enthusiasm of their houseboat audience (and participants) too. Every year they donate a season ticket to the committee boat festivities and a race on a Duck Dodge racer to the Floating Homes Auction.

To participate in the Duck Dodge, breeze by the committee boat in the middle of the lake at about 6:30. On the side will be posted the course of the evening's race. You can ask the starting time for your size boat. (No classes -- the Duck Dodge is the No Class Race with Class). The starting line extends from the committee boat to a buoy to the east. There's no fee, no club, no membership -- a few obvious rules and lots of fun with a high spirited group of folks with a like interest: sailing.

More Waterlog

the wedding services and proposed to Roseann at the auction. A surprised Roseann said yes, and an early September wedding is planned. Thank you Rev. Fulgham, Michael and Roseann for a real day brightener. . . maybe I should have saved this item for February when we really need it. . . .

MISCELLANEOUS: Ruth Coffin is the new President of the Dox Co-op on Fairview. Jim Carlsen, better known as Papa Dox, has ended his term. Does this mean that Ruth is Mama Dox? It sounds like something you might have nesting in your plants. . . . The listings for houseboats for sale and for rent distributed at the the houseboat booth at the Fremont Street Fair were very well received. If interest stays at the current high level and if users of the service keep the editors informed as to whether or not the homes listed have in fact been sold or rented, the listing will become an ongoing project (see Fremont Fair caption). Participation in the wacky Fremont Fair was fun. We encountered former, present and fervently wishing future houseboaters and heard many entertaining tales of the "good old days".

Sympathy goes out to the docksters on the NE corner of the lake whose houses were covered in visquene for weeks while the Aurora Bridge was repainted and to those under the I-5 bridges who endured the crashing and heaving of heavy machinery while the bridge was resurfaced. . . . Houseboater Mike Tutty's (2219 Fairview) smiling face can be seen on local TV stations promoting the services of his Jet Color Labs. Jet Color

is first rate and you can help support a fellow water dweller by giving them a try. . . . Does Dave Gardner (2464-66 Westlake) really keep tabs on Lake Union boat traffic via radar atop his house? If so, a multitude of possibilities for dealing with wake spewing speedboats come to mind (but maybe guided missiles are a little on the extreme side). . . .

The truck farms from houseboat container gardens are flourishing this year. . . . a six foot seal was sighted in the water by little Lynn Street Park in April. Researchers say that this was not especially unusual or exciting. It was though, to spotter Julie Zylstra and the person (no permanent ear damage reported) to whom she was talking at the time. . . . 2351 Fairview has a new concrete dock -- are they slippery too? probably. . . . The folks on 2019 Fairview have dedicated a series of weekends to the work party re-doing their dock.

Finally the truly EXCITING news: My slug, "Slimey Sullivan", won first place in the Northwest Trek Mr/Mrs Beauty Pageant. Though only fourth in the "Slug Run for the Foam Race", she/he proved that slugs are not built for speed, rather they excell at grace and poise. When asked what she would do upon finding that her date was a "real worm", she graciously replied (through an interpreter), that she would inform him/her that he wasn't worth a "slug nickle" and didn't know the "slime of day".

Now where is my innertube. . . . remember, I will write up any news that's fit to print. . . . or even borderline. . . . If you have any dock news, call me (when the sun isn't shining) at 322-4536.



Photo by Phil Webber

Brenda Webber (left) and Sheri Lockwood answer a question at the Floating Homes Association's booth at this year's Fremont Street Fair.

This was our first year at the Fair, but all reports call it a resounding success. Houseboat information and paraphernalia were available at the booth. Passers-by were especially interested in a list of houseboats for sale or rent around Lake Union and Portage Bay. This is a new service provided by the Association free of charge to both buyers and sellers of houseboats. Contact Phil Webber at 282-2423 for details.

Others who pitched-in to man the booth were Keith Lockwood, Connie Jump, Marty and Dave Gardner, Laren and Zandra Ambrose and Shelby Haller.

POLL OF FLOATING HOMES ASSN. MEMBERSHIP
ON HOUSEBOAT HEIGHT LIMITS

Dear Floating Homes Assn. Member,

The Seattle Shorelines Masterprogram is coming up for review later on this year. In the present draft of the Masterprogram houseboats are limited to a height of 16 feet from the water (approximately 1&1/2 to 2 stories depending on the house). The City of Seattle has asked the Floating Homes Association for its recommendation on whether this should be changed to an eighteen foot limit (approximately two to 2&1/2 stories depending on the house).

The Floating Homes Association Executive Committee has voted to base FHA's recommendation on a poll of the membership. We urge you to vote your preference on the ballot below. Mail or deliver your ballot to the Floating Homes Assn. office at 2329 Fairview Ave. East, Seattle, WA 98102. We will count all ballots from current members (those who have paid their annual dues on November 1, 1985 or later). If you haven't paid your dues or aren't sure if you are current, please see below. Please get your ballots postmarked or delivered to the office no later than Oct. 31, 1985. If you have any questions, call the office at 325-1132.

Thankyou,
The Executive Committee

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HEIGHT LIMIT BALLOT

=====

Name: Thomas G. Susor Home Phone: 632-1397
Address: 409 N.E. Boat St # 5 Work Phone: 543-0349

I think my dues are current. If not, give me a call.

Attached are my 1985 dues. (Dues are \$36.00 per year. Please make checks payable to the Floating Homes Assn.)

I prefer the following:

Sixteen foot limit
 Eighteen foot limit
21 foot

OFFICE USE ONLY

Current: _____
Rec'd: _____
Counted: _____

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