

Supreme Court Strikes Down Ordinance

The Washington State Supreme Court once again rocked the floating homes community last May with a unanimous decision striking down the eviction protections of the Equity Ordinance. Two moorage owners immediately took advantage of the court's decision by demanding the removal of three houseboats from their moorages. In turn, these events prompted the Seattle City Council to enact emergency interim protections for the evicted floating homes. Representatives from both sides now huddle before a mediator attempting to find a long-term solution to the mess the court's decision has made of the lake.

The decision itself is the culmination of a two-year battle waged by Bill and Caryl Keasler over their moorage site on Frank Granat's dock at 2201 Fairview East.

A Case History

In the fall of 1980, Granat announced that he could make more money from two rental houseboats he had at his dock at 2321 Fairview if they were moored at 2201. The 2201 moorage faces the Boston street waterway and 50 feet of open water. The 2321 moorage directly abuts the Union Harbor Condominium's cement parking platform. He ordered the Keaslers and their neighbor Michael Douglas to "swap" sites with his rentals. Since this was in direct violation of provisions of the ordinance prohibiting the movement of houseboats for purely commercial reasons, the Keaslers and Douglas went to court to stop Granat.

In an oral opinion at a preliminary hearing, however, Superior Court Judge Stephen M. Reilly declared the eviction section of the ordinance unconstitutional "... because it prevented Granat from using the site to rent his houseboats, while nothing prevented tenants from renting out their houseboats". Although neither Douglas nor the Keaslers rented out their houseboats, this left them without a statutory defense. Douglas negotiated a settlement with Granat and moved to the 2321 Fairview moorage.

Unfortunately, such a settlement for the Keaslers had by this time been precluded by a Hearing Examiner's ruling that the site Granat had offered the Keaslers was too small for their houseboat. For them, it was not a legal site. When Granat declared he would evict them anyway, the Keaslers appealed their case in an effort to save their home. The case went directly to the State Supreme Court.

The unanimous decision handed down by the court on May 19th agreed with Judge Reilly. After citing a number of zoning law decisions, including one which held that zoning regulations may be held constitutional so long as the permitted use is "... not the *most* profitable use, but that *some* permitted use can be profitable," the court made a distinction between their citations and the case at hand. The difference arises, they said, "... because the challenged land use regulations in those cases prohibited *everyone* from using the land in the manner sought by the landowner. Here, Granat argues, the landowner is prohibited from the intended use of his property, but not the tenant. We agree."

Reactions to Court Decision

The day the decision was handed down happened to be a glorious spring day. It provided the perfect atmosphere for the hoards of press cameras which converged on the Keaslers' houseboat.

The Times quoted an understandably pleased Frank Granat, "I don't think there's any way you can take a man's right to use his property away. I don't want to sell ... but that's what the law was trying to make me do."

For Bill Keasler, who also happens to be the President of the Floating Homes Association, the day was a long one filled with press interviews and consultations with his attorneys and city officials. Upon hearing on the radio that the decision had been handed down he drove to Olympia to get a copy. "I sat down in the

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City Councilman Paul Kraabel (center) explains the amendment to the Equity Ordinance to a packed house at the June 20 public hearing. Kraabel, Michael Hildt, and George Benson were later joined by Sam Smith who asked all speakers to support negotiations between moorage owners and homeowners. The amendment was passed with a sunset clause which causes it to expire at the end of October.

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Negotiations Continue Through Summer

court clerk's office and read it right there," he said. "At first I After taking testimony on the proposed legislation at a public hearing, Kraabel and Michael Hildt convened a meeting of the Land Use Committee (the other member, Virginia Galle, was on vacation). Both were nervous about getting the seven votes required for emergency legislation. They felt they needed to show their fence-straddling colleagues that the floating home owners had a strong motivation to work out a "deal" with the moorage owners. To provide this incentive they came up with the idea of adding a "sunset clause" to the bill which would cause it to expire at the end of four months. "Paul Kraabel's full employment act," they called it because it guaranteed that the committee would be busy in September working on more permanent legislation. It worked. At the next regular meeting of the full City Council the amendment passed by a unanimous voice vote. thought there were some pages missing. They didn't address our issues at all."

According to Association attorney Larry Ransom, the decision was a little short on analysis and held virtually no guidance for the City Council. In fact, it was unclear what exactly the implications of the decisions were beyond allowing Granat to evict Keasler and affirming Judge Reilly's original decision.

Members of the City Council's Land Use Committee, led by Chairman Paul Kraabel, began holding preliminary meetings with the City Attorney's office and representatives from the Floating Homes Association in an effort to determine what an appropriate response to the court's action might be.

More Evictions Escalate Crisis

Frank Granat and another moorage owner, Jean Lunstead, 2822 Boyer E., however, didn't wait to press their advantage. Within a few days after the decision was announced they gave three more houseboats 20 days to vacate their moorage sites. All three of these families had moved on the lake within the last year. Two of them, Erik Johnson and Bendt and Arlene Broderson own houseboats on the same 2201 Fairview dock the Keaslers live on. Sue Wildman lives on Jean Lunstead's moorage, and, like the other two, was given no reason for her eviction. The total combined value of these houseboats exceeds a quarter of a million dollars based on their purchase prices. With no statutory protections available to them, the evictions threatened to reduce the value of their property to whatever could be salvaged for scrap.

These moves by Granat and Lunstead had an electrifying effect on the Seattle City Council. With the new evictions pending, what was an urgent problem escalated into an emergency. It was the opinion of the attorneys close to the situation that these people had no chance to save their homes unless the eviction sections of the ordinance were re-instated before the effective date of the evictions on June 30.

Amendment Drafted and Passed

Since the court said that to not allow Granat the use of his moorage site for a rental houseboat while allowing Keasler to rent his houseboat while it was moored at Granat's site deprived Granat of a use of his property that Keasler enjoyed, one solution would be to deny the protections of the ordinance to Keasler if he rents his houseboat. So, an amendment to the old eviction section was drafted allowing a moorage owner to evict a rental houseboat under certain conditions, along with an emergency provision making the law take effect as soon as it is signed by the mayor.

NEWSLETTER

Official publication of the Floating Homes Association. Address all communications to the office, 2329 Fairview Ave. E., Seattle, WA 98102. Phone 325-1132. STAFF: Jean Elmer, Connie Jump, Sheri Lockwood, Marilyn Perry, Tom Susor, Phil Webber. Caryl Keasler, editor.

Meanwhile, attempts were being made to get the two sides to sit down and talk out their differences. An initial meeting was held in Kraabel's office between representatives of the moorage owners and floating home owners. Granat initially agreed to hold off on his evictions while negotiations were being held. Lunstead, however, would agree to nothing, and insisted she would go ahead with evicting Sue Wildman regardless of what anyone else did.

By the time the new legislation had passed, a mediation service associated with the University of Washington's School of Environmental Studies had offered to help mediate the negotiations.

The first meeting was held the week of the vote. In attendance were Paul Bernstein, Jean Elmer and Mike Roberts representing the floating home owners. Bill Fritz, Todd Warmington and James Lee represented the moorage owners. Vern Huser and Susan Ruddy were the mediators. An observer from Councilman Kraabel's office was also present. It was agreed by all parties that there would be no contact with the press while negotiations were going on. Since then, meetings have been held as often as twice a week.

Despite Granat's pledges to the contrary, he and Lunstead went ahead with their eviction suits against their tenants within a week after passage of the amendment re-instating the ordinance. He claimed that to do otherwise would be to jeopardize his position in court.

THE AMENDMENT

The new amendment to the Floating Homes Equity Ordinance passed by a unanimous voice vote of the Seattle City Council on July 27, 1983 and was signed into law by Mayor Charles Royer on the same day. The legislation actually consists of three parts:

Section I repeats (and therefore re-enacts) all of the existing language of Section 3, "Grounds for Eviction", and adds the following subsection:

"G. The floating home owner is directed by the moorage owner to remove his or her floating home from its moorage site by a written notice given at least four months prior to the demanded date of removal where the purpose of such demand for removal is to permit the moorage owner to move to the moorage site an existing floating home owned by the moorage owner in order to rent said floating home, provided that: 1.) the floating home of which removal is sought occupies a moorage site entirely over land owned by the moorage owner and not subject to any government lease or right of way; 2.) such demand for removal is not contrary to any existing lease agreement between the moorage owner and such floating home owner; 3.) the floating home which is to be evicted is occupied by a person who rents the floating home from a floating home owner, and is not occupied by the floating home owner; 4.) the moorage owner has obtained all permits legally required to move his or her floating home to the moorage site; and 5.) if by moving his or her floating home to the moorage site the moorage owner vacates a moorage site within his or her possession or control and to which the floating home which is to be evicted could legally be moved, such moorage site shall be made available for the evicted floating home."

Section II is the "sunset clause" and establishes an expiration date for the ordinance of October 31, 1983.

Section III declares an emergency requiring "this ordinance to take effect immediately and without delay".



Photo by Caryl Keasler

Art Holder and Joe Hall finish up a stringer job on the Floating Homes Association office. They put in a long, hard day for the Association, including getting stung by wasps that objected to all the shaking and banging going on! Now we need to put a deck on. If you have access to inexpensive lumber, or would like to volunteer to pound some nails, call the office.

Council Committee Hears Emotional Testimony

Concerned houseboaters and their friends turned out in force last June 20th to defend the Floating Homes Equity Ordinance before the City Council's Land Use Committee. The Council's chambers were packed: people stood two and three deep against the walls and spilled out into the lobby.

Chairman Paul Kraabel convened the evening meeting of the committee with member Michael Hildt attending. Virginia Galle, who is also on the committee, was on vacation. Councilmembers Sam Smith and George Benson were there as observers. The testimony they heard was charged with emotion.

Kraabel's call to order included some background, explained the emergency and expressed his hopes for a negotiated settlement. He promised to "continue to work for a greater degree of peace and calm on the lake".

Joe Burke, president of the moorage owner's Lake Union Association, led off the testimony by opposing the amendment. He was followed by Al Kurimura who announced the support of the mayor's office. Dick Wagner, a former president of the Floating Homes Association, then spoke for the amendment, and observed, "This is my 26th year on the lake, and I can't remember one without a crisis."

Laren Ambrose, representing the Houseboat Harbor co-op on Portage Bay, maintained that his organization, "supported the ordinance in the past, we support it now, and we support the proposed change."

Bill Fritz, professional lobbyist for a group of several moorage owners — the "contentious ones" — cried that what was happening was due to "the natural laws of economics" and that the court's

decision simply confirms their view that the city has no right to tell his clients how to use their property.

Here, and throughout the rest of the hearing, Councilman Smith asked the witnesses whether they would participate in talks between the two sides to try to work out a lasting solution to the problem. Nearly everyone responded that they would. Fritz also suggested that the pending evictions could be halted if there was a sincere commitment to negotiations.

Bill Keasler, current president of the Floating Homes Association, made the point that, because of the decision, "home owners were being deprived of their property to the tune of a quarter of a million dollars in the past few weeks". He asked that the Council remember the home owner's property rights, too.

Evictees Sue Wildman, Bendt Broderson and Erik Johnson described the anguish of facing the condemnation of their homes without compensation. Martha Rubicam asked, "How do you face the prospect of total economic obliteration?"

Others testifying for the amendment were Association members Jean Elmer, Paul Bernstein, Helen Nelson and Association attorney Larry Ransom.

Last to speak was Portage Bay moorage owner James Lee whose eviction suit against Juliette Sauvage is pending in the Court of Appeals. He claimed that the value was all in the moorage, not in the houseboat. He also worried about houseboaters bilking "innocent third parties who buy thinking they have the protection of the ordinance."

The crowd, whose sympathies were never much in doubt, was heard to grumble a little at that.



Houseboat Day visitors disembark at the Houseboat Harbor co-op moorage.

Photo by Phil Weber



Lois Loontjens, Tour Committee chairperson, and Tom Susor, in charge of tour-day volunteers, check their lists to be sure all is going smoothly.

1983 HOME TOUR

Bright sunshine welcomed the six boatloads of tour-goers who rode the Islander to the 3rd Annual Floating Homes Tour. This year's Portage Bay Tour was very successful, earning \$4,563 for the Association.

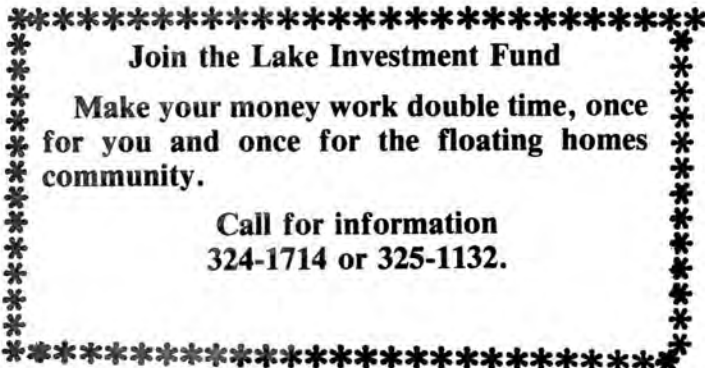
The 1983 Tour Committee included Kathy Hanson, Connie Jump, Jim Knight, Lois Loontjens, Tom Susor. Homeowners who open their homes make this event possible. Thanks to homeowners Onis Goodin, Steve Greaves, Sandy Guinup, Owen Haselton, Jackie Hightower, Jan Loeken, Ken Sinibaldi. Thanks also to the moorage owners and cooperatives who welcomed tour-goers: Onis Goodin (co-op), Houseboat Harbor, Inc., Gladys Mattson, Salix Associates.

Thanks to the many others who worked on the tour: Betty Campestrini and her food crew, Alice Vise, Barbara Nelson, Laren Ambrose, Doug Delgado, Linda Knight, Jany McFarland, Terry McGee, Bob Schroeder, Phil Webber, Ruth Coffin, Clay Eaton, Tom Haslett, Art Holder, Bill Keasler, Ann LeVasseur, Louis Webster, Jeff & Abby Acorn, Rick & Jenny Becker, Paul Bernstein, Jeff & Betty Browne, Don Brownlee, Bill & Mike Burke, John & Sybil Butler, Caroline Culbertson, Sylvia Dier, Brenda Dannenberg, Gillian Durham, Jane Evanson, Edith Fairhall, Mary Gey, Alan Goodin, Nancy Griffin, Donna Hainer, Mark Haslett, Ellen Hansen, Neil & Gail Hartman, Brennan & Hilary Haselton, Ed & Karen Hayes, Mack Hopkins, Yvonne Jones, Dylan Jones, Chris Knight, Dave & Barbara Lefebvre, Keith & Sheri Lockwood, Gayle Lomax, Celia Matson, Greg Maxwell, Sid McFarland, Sandy Oellien, Mike & Sheri Roberts, Kathy Rossi, Sandra Sawyer, Michael Schick, Paula Scody, Ron Steward, David Sullivan, Sean Sullivan, Maryann Vernarelli, Mark Voss.

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Legislature Extends 6% Limit on Lease Fees

by Barbara Vanderkolk

Legislative efforts in Olympia were once again successful in obtaining at least a temporary solution to the problem of highly inflated aquatic lease fees which would drive up moorage rates. The 6% lid on annual increases was extended for another year.

For the second year, the Association participated in a loosely knit coalition of diverse groups concerned about the Department of Natural Resources' stand on lease rates for state aquatic lands, and the Department's interpretation and application of the 6% limit passed last year. Representatives of public ports, timber companies, marinas, recreational docks, moorage owners and other water dependent businesses joined together to oppose the policies being instituted by DNR.

Over the past year, the Department of Natural Resources has interpreted the effective dates of the legislated 6% limit in such a way as to continue to demand huge increases from land owners whose leases were being renewed. Trying to reconcile the 6% limit with the threatening letters from DNR demanding much higher fees has proven very frustrating to lease holders.

Senator Moore Leads Effort

We are extremely fortunate in having a very strong and understanding ally in Senator Ray Moore (D-36th). Early in the session, Senator Moore, along with Senators Scott Barr (R-37th), Barney Goltz (D-42nd) and Al Williams (D-32nd) introduced Senate Bill 3290. This measure was designed to clarify the effective dates and continue the 6% lid (not compounded) on state lease rents from the January 1, 1981 rent paid.

As finally approved by the House and Senate, the measure also clarifies the meaning of "rent paid" on January 1, 1981 to include any stair-stepping or other increments. SB 3290 continues the 6% lid policy until September 30, 1984. This should allow for a full study of state aquatic land lease policies and adoption of a long-range solution to the problem by the 1984 legislature.

While most people in the Senate seemed to prefer a short-term solution via continuation of the 6% lid on rent increases, legislators on the House Natural Resources Committee wrestled with a long-range approach. These differences caused the bill to bounce back and forth between the House and Senate many times in an attempt to resolve the differences. By the time we achieved final passage and delivery to Governor Spellman, thirty-seven different actions occurred on Substitute Senate Bill 3290. When the bill came up for vote on the last day of the second Special Session, the final passage margins were substantial in both the House (91-3) and the Senate (33-5).

These Legislators Helped

A number of key legislators deserve our sincere thanks in addition to those original sponsors of SB 3290. Other helpful Senators included Nita Rinehart (D-43rd), Bud Shinpoch (D-11th), Brad Owen (D-35th), Ellen Craswell (R-23rd), and Jim McDermott (D-43rd). Supportive House members included Representatives Janice Niemi (D-43rd), Seth Armstrong (D-36th), Joann Brekke (D-32nd), Dick Nelson (D-32nd), Sim Wilson (R-10th), Jim Mitchell (R-39th), Speaker of the House Wayne Ehlers (D-2nd), Gary Nelson (R-21st), Bill Burns (D-43rd), Barney McClure (D-24th), and Doug Sayan (D-35th).

Members of the Association are to be congratulated on their strong "grassroots lobbying" efforts. Your phone calls, letters and hot-line messages really did make a difference. Special thanks should be extended to Bill Keasler, Ann LeVasseur, Laren Ambrose, and Ellen Hansen for their hard work and personal visits with legislators in Olympia.



Henrietta Needs A Home

Henrietta, a large, white goose, reported to have lived on the lake (under the name of Duchess) for over 15 years, may soon be looking for a new home.

She is currently living with Gene and Elizabeth Johnson of Mallard Cove (2600 Fairview). She moved in with their two geese about four years ago. When the Johnson's two geese were killed by a boat prop and a raccoon, only Henrietta remained.

The Johnsons soon will be selling their houseboat and hope the new owners will care for this dignified "old lady of the Lake" as they have. If they don't, Henrietta/Duchess will need a new home.

She is easy to care for and can fend for herself if necessary, and she comes with her own little floating home — an A-frame "goose house". She is good with dogs, cats and children (ignores them snobbishly) and likes to be petted. She occasionally hisses at canoes and will attack raccoons thinking of having her for lunch. She is also a diligent guard goose, honking when someone comes too near the house at night.

She comes when called, eats out of your hand, loves lettuce and hot cakes in addition to her scratch feed, but is probably too heavy to be a lap goose.

If you or your dock are interested in becoming home to an orphan (somewhat snooty) goose, call Elizabeth at 325-9448.

AUCTION NOV. 5 AT NORSELANDER

Get ready for the 2nd annual Floating Homes AUCTION! We have booked the Norselander (near Seattle Center with lots of free parking) for Saturday evening, November 5th. This will be our last big party in 1983, so don't miss it!

Start collecting **Items:** art works, antiques, wood stoves, fireplaces, tape decks, t.v.'s, plants, business cards, stained glass, furniture, appliances, mink coats, diamond jewelry, and Rolls Royces. **Lessons:** cooking, art, music, sailing, skiing. **Services:** carpentry, housecleaning, painting, flotation, legal, haircuts, photography, boat haul-out, car repair.

Ask your favorite restaurants for dinners or brunches for two or more. Ask your local grocer or other merchants for donations. Put on a wine tasting party. Do you have a summer cabin or condo you could donate for a week or a weekend? Boat rides, tours, ski trips, plane rides, helicopter rides, hot air balloon rides. Lunch or dinner with a famous local personality or politician.

Cook up your special gourmet meal and serve it on your houseboat to a lucky foursome. Make hors d'oeuvres (sushi anyone?) for someone's party. Tickets to a sporting event, concert, ballet, play. Performances by a band for a party, lottery tickets. A genuine white elephant.

The committee needs people to help with acquisitions, publicity, decorations, tickets, program and lots of folks to help the evening of the auction. If you would like to help prior to the auction or would like to work that night call Jann McFarland at 323-3489 or Linda Knight 329-7530. (Call us before we call you!) We really need your support to make this a successful event. Let's have fun and raise a lot of money, too!



Waterlog

by Sheri Lockwood

Finally the sun came out this summer and we started getting to know one another on the docks again. There were lots of activities on the lake: The 1st Seattle Kayak Regatta was May 15th, The Wooden Boat Show the weekend of the 4th, and the ever-faithful Tuesday night Duck Dodge sailboat race. Unfortunately it's also the time when all of you are out enjoying the weather and can't be reached by phone. However some news has leaked out and we are happy to report:

PARTIES: 933 Northlake had their yearly potluck on a rental barge July 4th . . . 2219-35 Fairview, had their annual co-op birthday party June 18th which featured a blindfolded dinghy race, a scavenger hunt (merely a ploy to fish things out of the water and weed things out of the garden), balloon stomp, talent show, food and the unveiling of a new dock pennant . . . 2025 Fairview celebrated it's 14th annual Pig Luau with pit-roasted pig, other fine food and music on July 16th.

WEDDING BELLS: It seems almost everyone on 2019 Fairview decided to get married: Congratulations and a Houseboat toast to **Penny Clark and Rob Reid**, who got married in April; and to **Ken Hopper and Leslie Jones** and to **Tom Barrett and Janice Campden**, who were married in June. On 2219 Fairview, **Paul Wartinger and Cheryl Ronholt** were married with wedding bells high in the sailboat mast and friends and family celebrating their marriage on the houseboat. Brother of the groom, **John Wartinger**, who used to share the houseboat, was able to attend though he is now employed in San Francisco.

WELCOME ABOARD: 2207 Fairview and the community would like to welcome new houseboat owners **Richard Blank and Laurie Balestriere** . . . 2219-35 is welcoming back **Barb and Andy Walkover** who have been landlubbers for three months while their house was remodeled . . . and 2017 Fairview is anticipating the return of **Phil and Sandi Swigard** after a little over 2 years of touring the Caribbean and Hawaiian islands in their boat the "Island in Time".

DOCK SALES: 2025 Fairview's annual dock sale, June 25 and 26, gets better every year. This year they netted over \$1,200 with 20% going to the Floating Homes Association . . . The 2219-35 Annual

Dock Sale was July 16 and 17. If you didn't get your I LOVE HOUSEBOATS bumper sticker there for \$1.50, call me at 322-4536.

OTHER NEWS: **Mary Carlsen**, 2235 Fairview, returned from classes at Harvard with the Institute for Lifespan Development . . . On 2219 Fairview, **Ruth Coffin**, is the new Washington State President of the League of Women Voters . . . Two houseboaters also placed in the earlier-mentioned kayak regatta. **Shirley Lashua**, 2219 Fairview, was 6th in the women's class and **David Loomis**, 2239-41 Fairview, was 2nd in the novice class . . . **Michael Douglas**, 2322 Fairview, just returned from a month in Mexico. He toured the backroads of Chiapas and Oaxaco, in a '72 Cadillac convertible altered for off-road driving . . . The **Fairview Bob Schroeder** (We have two houseboaters with that name) again sang in the Ring Cycle in Gotterdammerung in late July and August . . . the **1409 N.E. Boat Street Dock** has a new front porch/party dock compliments of **Mike Dash** and helpers. It is 10' x 30' and has been newly planked, caulked and painted. It's a barge named "The

Elrington" and was once a crab tender in Alaska with a wheelhouse and inboard motor. Mike bought it in '81, had it redone and now has to decide on his many options of how to use it . . . **Patricia Loomis Riches** passed away last April and is missed by her friends and neighbors on the lake. Pat lived at 2420 Westlake for fourteen years. Pat and her family have asked that remembrances be made to the Floating Homes Association. The Association has received a number of donations in her name . . . **Robert Hagopian**, 1409 Boat Street, died unexpectedly in August. He is missed by his neighbors, and at KCTS/9 where he produced a wide range of programs during his ten years there . . . In July, **Ann LeVasseur and Mark Voss**, 2031 Fairview, hosted a "Meet the Candidate" party for Jim Street who is running for the City Council seat now held by Jack Richards

. . . Our community was toured briefly on May 30 by seven Norwegian city planners. Rosemary Harwood, of the city's Department of Construction and Land Use called and asked if they could see the docks and houses. They are studying the hearing process and citizen participation. As houseboats are here as a result of both of these she thought they would be interested. They were . . . **Terry Pettus**, has been chosen, by the mayor, as part of a delegation to go to Tashkent in the Uzbek republic of the USSR. Uzbek is one of the 15 Soviet Socialist Republics, predominantly Moslem and in Central Asia. Tashkent is Seattle's sister city and is celebrating its 2000th anniversary as a city and has invited the delegation from Seattle to help them celebrate. Terry leaves Sept. 25th, flies to Copenhagen, then on to Helsinki, Finland, where he catches an Aeroflot jet to Leningrad. After 2 days in Leningrad, it's on to Tashkent for 4 days of anniversary celebrations. Samarkand, a city even more ancient than Tashkent, is close by so they will also visit there. Two days in Tbilisi in the Republic of Georgia on the Caspian Sea at the invitation of the Tbilisi mayor and they will move on to a three-day stay in Moscow. The delegation goes from Moscow to Copenhagen and will arrive back home on October 16th. Terry says he's in training for the trip and looking forward to it . . . Our Annual Auction has been scheduled for November 5th at 6:00 in a new, more readily accessible site: The Norway Center at 300 3rd W. If you have donations (or ideas) please call Jann McFarland (323-3489) or Linda Knight (329-7530) (that's ideas on possible donations or donors) . . . Shooting photographs of hot air balloons in Albany, Oregon, isn't really news in a houseboat newsletter, . . . but it can be if you follow a particularly striking balloon, ask the people in its chase car where it is coming down and find yourself talking with another Seattle houseboater . . . who lives two blocks away from you. At the end of July I met **Donna Hainer** of Mallard Cove (2600 Fairview) in this manner. Her brother, Steve Peters, runs Spindrifter, The Great Balloon Caper in Kent, where he gives rides, instruction and does promotions. Sometimes he enters ralleys. I guess if you're having a good time you can expect to find fellow houseboaters in the vicinity.



The Dox co-op dock party, 2219-35 Fairview, featured a blindfolded dinghy race.



Spinnakers present a colorful spectacle on the down wind leg of the Tuesday night Duck Dodge.

Photo by Sheri Lockwood

Lake Union Duck Dodge: A No-Class Race With Class

by Sheri Lockwood

Every Tuesday evening houseboaters on either side of Lake Union are treated to a beautiful sight: the sun shining through 35 to 50 spinnakers on sailboats competing in the Tuesday night Duck Dodge.

It is billed as the Duck Dodge . . . the No Class Race With Class. There is no entry fee, virtually no rules, and anyone can enter simply by being there at the start. It's a race in the true spirit of sailing . . . for the pure joy of it.

The course is posted on the side of the committee boat, anchored just south of Gasworks park, and changes from week to week. Over-30-foot boats start at 7:00 p.m. and under-30-foot boats start at 7:05 p.m.

The Duck Dodge started as a grudge match between Bruce Gilbert and Ron Lloyd. Bruce had sold his boat to Ron and challenged Ron (and his old boat) to beat him and his new boat. They invited others to participate and ten years ago the Duck Dodge and Beer Can Regatta was born. The winner "got the honor of knowledge of his win", says Bruce Gilbert. In addition he got to tow a large duck decoy for the rest of the week.

Over the years the Beer Can Regatta has been dropped (in name if not in spirit) and the duck decoys have been kidnapped. Some still grace the walls of local taverns. They are replaced now with 1st, 2nd, and 3rd place duck decals in gold, silver and bronze. Finishers also receive a bottle of Pussers Rum, a Duck Dodge T-shirt or a Pussers Rum mug. Awards ceremonies are held on the first Tuesday of each month (from the end of May 'til the end of Sept.) at the America's Cup Restaurant where a plaque records the names of Duck Dodge winners who are also announced on KEZX radio the night of the race.

In the early days of the race a 360 degree turn had to be made if the path of a swimming duck was disturbed. The ducks have grown accustomed to the race now and seem to hang out by the Committee Boat looking for handouts or whispering sweet nothings to the two remaining duck decoys. Houseboaters, too, are accustomed to the Duck Dodge. Tuesday evenings wouldn't be the same without the beauty and good spirits generated by the Lake Union tradition.

FLOATING GARDENS

by Sheri Lockwood

"I think I'd miss my flowers and vegetable garden . . ." say some when they consider houseboat living. But as most houseboaters know, a life on the water needn't be plantless.

Almost anything (except redwood and other huge trees) that will grow on land, will grow in a container on the deck, if it has root room and the correct placement for the sun. Containers have the advantage of being moveable so they can be moved from sun to shade if need be.

There are advantages to gardening on a houseboat. Being close to the stable temperature of water extends growing seasons. Plants get sunlight as well as reflected light helping them to grow faster and the lake water is rich in nutrients. Some say lake water has pollutants that are harmful to plants, but not many flowers or deck gardens seem to have been harmed.

There are problems, but they can be solved creatively. Styrofoam can be used instead of rocks as drainage in the bottom of planters alleviating some weight. Forcing any plant that will to grow vertically saves deck space and makes a nice sun shade. Tomatoes, zucchini, peas, beans, strawberries will all grow up if trained. Planting colorful flowers around the veggies will attract bees for pollination.

Of course, we don't have slug and mole problems; but we do have duck, geese, raccoon and beaver problems and, of course, the domestic cat. Creative chicken wiring seems to be the only recourse thus far.

Remember, containers outside need the same attention as containers inside: frequent watering and fertilizing. Crops such as peas, beans, carrots, potatoes, squash, peppers, cauliflower, broccoli, tomatoes, brussels sprouts, onions, cucumbers, radishes and strawberries have grown well in the sun and spinach, beets, chard, and lettuce grow well in the cooler, shadier areas. An herb garden outside your kitchen door will do extremely well.

So, you see, it's not a question of what you are limited to growing on a houseboat. It's really a question of do you or the plants get moved off the deck onto a barge.

**Remember, It Doesn't Come Free
(Tune - "Acres of Clams")**

*No longer the slave of ambition
I laugh at the world and its shams
And smile at my happy condition
Surrounded by acres of clams*

*I live like a King on my houseboat
Secure in the lifestyle I've found,
Feeding the Quackers and Honkers
Enjoying the great Puget Sound.*

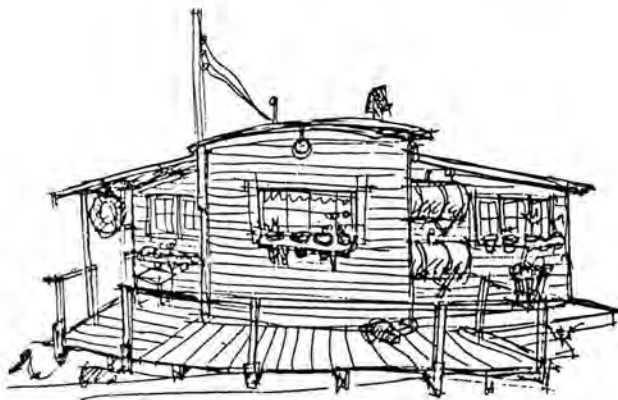
*I owe it all to the 'Sociation
Of Floating Home Owners, you see
All of this legal protection
Remember it doesn't come free.*

*A donation to the 'Sociation
A hundred and fifty or so
Will help with our legal obligation
We've 35 thousand to go.*

*There's swimming and fishing and boating,
There's ducks walking in our front door.
And so with my dollars I'm voting
To keep our Lake Union secure.*

*With people like Keasler and Terry,
We know we can get the job done,
And if we can keep paying Larry
We can sit on our butts in the sun.*

With appropriate apologies
Mark and Tom Haslett
Chris and Jim Knight



* On December 11, 1962 the Floating Homes Association was chartered by the State of Washington as a non-profit mutual-benefit society to work for the following objectives:
* TO protect the interests of Seattle's old and colorful houseboat colony.
* TO establish and work for adequate standards of health, safety and attractiveness for all houseboats and their moorages.
* TO cooperate with all like minded people and organizations to perpetuate floating home dwellings as an unique and pleasant way of life.
* TO work with all governmental and civic agencies for the conservation, preservation, multiple use and beautification of Seattle's inland waters and shorelands.



Photo by Phil Weber

Jim Knight, Tom Haslett, Mark Haslett, and Chris Knight lead the membership in their rendition of "Remember, It Doesn't Come Free" while the hat was passed at the annual meeting.

1983-84 Executive Committee

At the annual meeting, a new Executive Committee was elected to oversee the activities of the Association through next spring. Members of the 1983-84 Executive Committee are Bill Keasler, president; Ann LeVasseur, vice president; Kathy Rossi, recording secretary; Roger Johnson, treasurer. Barbara Nelson, Sandra Oellien, Ellen Hansen, Mike Roberts and Mary Gey are trustees. Jann McFarland, Phil Webber, Laren Ambrose, and Barbara Lefebvre are members-at-large.

CONTRIBUTIONS

That annual summer "dip" in contributions has just hit the Association. If you've been out of town or too busy sailing or windsurfing to think about it, please send in that membership renewal or 13th Month contribution now.

Thanks to our spring/summer contributors. 13th MONTH CLUB: Pat & Theresa Harvey, Herb & Betty Sigmund, Tom Susor & P.C. Chelgren, David Sullivan, Michael Dash, Juliette Sauvage, William & Meredith Burke, Peter Erickson, James Weyland, John Pursell, Pat Fay, Frank Chesley, Cynthia Kranz, Carl & Karen King, Paulette Payseno, Eugene Morris, Paul Rerucha & Lucy Reid, Charles & Richard Ying, Bill & Caryl Keasler, John & Janet Parnass, Ernest & Marti Lewis, Bill & Dee Goodfellow, Steve & Ellen Hansen, Helen Mitchell, Jann & Sid McFarland, Sarah Holmes, Jim Mason, Rose Marie Parker, Shirley Lashua, Theodora Ninesteel, Elizabeth Jackson, Bard Bodley, John C. Lindahl, Horace Bradt, Ann Parker-Pollack & Erick Pollack, Ann LeVasseur, Rob & Penny Reid, Ed & Karen Hayes, Linda Caine, Neil & Gail Hartman, Sue Drum, Peter & Lani Talbot, Clay & Kristina Eaton, Burt & Helen Nelson, Jim & Mary Jo Smith. OTHER CONTRIBUTIONS: Jerry Moos, Eldon Durham, Ray Woods, William Burke, Jr., Jeff & Cheryl Lucas, Barbara Mackaness, Patricia Ruegg & Burt Hendricks, Blaine & Solweig Hammond, Carol Gould, Mahlon Talt & Janet Sears, Gary & Linda Oman, Robert & Joanne Harris, Tim Nolan, Dorothy Reinhart, Richard & Carol Ann Chandler, James Moss, Katharine Malone.

**T-SHIRTS T-SHIRTS T-SHIRTS T-SHIRTS T-SHIRTS
HOUSEBOAT T-SHIRTS**

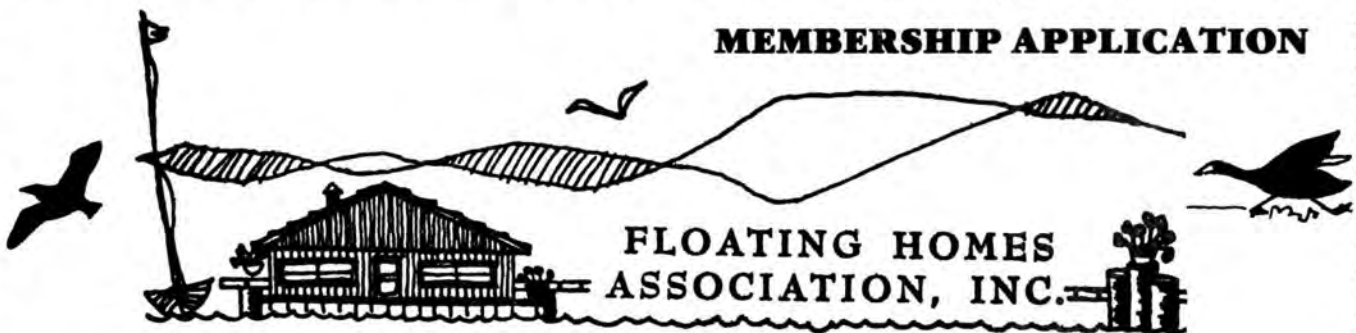
Call the office to order yours. We have children's sizes, too. If you ordered one this spring, please call us. We have not been able to contact some of you.

T-SHIRTS T-SHIRTS T-SHIRTS T-SHIRTS T-SHIRTS



Floating Homes' members socialize and sign up to participate in the Houseboat Tour, office fix-up, newsletter and auction at the annual meeting.

MEMBERSHIP APPLICATION



2329 Fairview East

Seattle, Washington 98102

325-1132

- Make checks payable to the Floating Homes Association.
- Dues payment covers all adults in the household.
- If more than one membership card needed list names below
- Dues payments cover the 12 months from date of joining.

\$24.00 Regular Household Dues

\$16.00 Retired Household Dues

(New members will receive a complimentary copy of Howard Drokors illustrated history (\$4.95) "Seattle's Unsinkable Houseboats.")

Name _____ Address _____ Zip _____

Name(s) _____ Moorage No. _____ Phone _____

"To protect Seattle's old and colorful Houseboat Colony."

Reflections on the Lake

REFLECTIONS ON THE LAKE

by Jean Elmer

One of the great rewards of writing for the Floating Homes Newsletter is the readers' response. The title of this column has prompted one reader to respond in the form of poetry. This wonderful poem speaks to the majesty of the schooner Wawona and her current call for help.

The Wawona is an eighty-five-year-old schooner moored in Lake Union. On February 19, 1982 she made the news after she partially sank at her moorings. The February rains, worn out bilge pumps, and the lack of electrical power on board resulted in listing and submerging on her starboard side. The Northwest Seaport has since undertaken to restore the Wawona so that she can again grace the waters of Puget Sound.

The Northwest Seaport is an organization of very dedicated individuals committed to restoring the Wawona. Their primary goal for the Wawona is to restore her to sailing condition by 1989, the Washington State Centennial.

The Wawona was built in 1897 as a lumber schooner for the lumbering firm of Dolbeer and Carson. The Hans Ditlev Bendixsen yard constructed the schooner entirely out of douglas fir. She is reputed to be the largest three-masted, bald-headed schooner built on the West Coast. According to Northwest Seaport literature, she "sailed in the coastal lumber trade, and occasionally in the South Pacific to carry timber and copra. In 1913 she was sold to the Robinson Fisheries Company, Anacortes, Wa., for codfishing in the Bering Sea. She had a world's record catch of codfish in 1937." Drafted by the U.S. Army into service during World War II, The Wawona served as a cargo barge. After the War, she returned to the fishing grounds until 1947 and sat idle until 1964 when a group of concerned citizens bought her.

Reconstruction plans include restoration of hull frames, plank-ing, bow, stern and main deck work, installation of three new masts and rigging, restoration of the captain's cabin, and replacement of codfishing bunks. The estimated cost of the project is \$3,299,000.

The President of the National Maritime Historical Society, Mr. Peter Stanford, has described Wawona as "a national treasure . . . a cathedral of the Sea." In the Pacific Northwest we have the craftsmen, boatyards, and materials to restore the Wawona. If you are interested in contributing to this historic project, please contact the Northwest Seaport, P.O. Box 2865, Seattle, Wa. 98111, phone (206) 447-9800.

Imagine the glory of this great ship sailing on the waters of Lake Union and Puget Sound, the thrill of sailing upon the Wawona as "a traveling maritime history interpretive center", and the invaluable experience for the young people of our community in sailing, working and learning on this majestic vessel.

Thank you, John M. Pursell for contributing this lovely and inspiring poem.



Photo courtesy of Reddings Studio, Port Townsend.

Wawona

John M. Pursell

For you, in your long and varied history
It was hardly a moment,
Lying there on the bottom ooze,
Sent down by the ponderous rain
And held in black jeopardy-----

Wawona,
It would have been unpardonable for us
To let you there remain
In gross indignity,
And so to lose
By slow disintegration
Your irreplaceable sea-being.

Did you know a moment of despair?
Having survived the chopping yard through shoals of time
To sense so imminent a squalid termination
With tremulous fore-seeing?

There are a thousand ships whose settling thus
Led to the ultimate subjection
Upon the ocean floor
Amid the shells and bones and slime
And are remembered but in pirates' tales,
Wawona.

Yet,
In YOUR resurrection,
There is no mystery,
For you have friends upon the shore
And on the sea.
Wawona.

The time will come when wind will fill your sails,
And leaning before the sea-wind, alone of all your kind,
You'll tie again together with vibrant frothy traces
Your once-known Ports of Call and ocean places,
And leave the inattentive years behind,
Wawona.

.....

Yet when the sun is high,
Dwell sometimes then, Wawona,
In remembering.
There are a thousand ships whose settling thus
Led to the ultimate subjection
Upon the ocean floor-----
For planks from ribs release in gaunt dismembering
and decks bulge moisture-full to silent splintering
and chambers dark since caulking sigh in rupturing
with fathom-filtered sunlight stealthily entering.