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## Some Information About Houseboat Floats (inside)



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Seattle, Washington 98102

Phones: EA 5-1132 or EA 9-1517

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*Newsletter*

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# -- COUNCIL PONDER'S SHORELINE PROGRAM --

The form and content of the first comprehensive plan for the management and use of Seattle's more than 76 miles of fresh and salt water shorelands is taking shape at a series of hearings now being conducted weekly by the City Council meeting as a Committee of the Whole.

Under consideration by the Council, with Councilman John Miller, chairman of the Planning & Urban Development Committee residing is Draft NO. 4 of a proposed Seattle Shorelines Master Program mandated by the State Shorelines Act voted by the people and effective as of June 1, 1971.

The Council has divided the lengthy and detailed master program into five categories with hearings on each starting Jan. 14th and scheduled to end on February 25th. The weekly sessions are held Tuesday evenings in the City Council chambers starting at 7:30 p.m. Sometime in March the Council is scheduled to make public its draft of the program. This will also be subjected to a public hearing before being sent to the State Department of Ecology for its approval. Once adopted the master program will be jointly administered by the state and local governments. The five major issue areas which are the subject of the Council discussions are:

**ENVIRONMENTS:** "Conservancy Natural", "Conservancy Management", "Urban Residential", "Urban Stable" and "Urban Development". (The environments are five overlay zones which will modify and supersede the existing zoning of all Seattle shorelines and 200 feet landward of the ordinary high water mark. The environments relate to the existing and desired natural quality of the shoreline and to the intended character and intensity of development).

**USE CATEGORIES & ACTIVITY REGULATIONS:** (These detailed regulations are set forth in two tables or matrices which relate water dependency to types of lot and which related land use types to shoreline environments. Uses are designated as permitted, prohibited or conditional. These regulations contain hundreds of specific judgments about the types of uses allowed on or near the shoreline).

**DESIGN ELEMENTS:** The design elements of the proposed program will determine size, shape and arrangement of structures permitted on the shoreline. The primary design control is specifically height and bulk regulations. For Lake Union and the Central Waterfront more sophisticated design controls are proposed calling for professional consideration of a wide range of aesthetic and other factors in the issuance of permits. Design control elements include: "Height & Bulk Regulations," "Cooperative Site Development", "Lake Union Special Review District" and "Central Waterfront Shoreline Planned Unit Development".

**PUBLIC ACCESS:** (A goal of the State legislation is to increase public access to the water. Since Seattle's shoreline is largely developed urban uses in private hands, a major thrust of the City's program is to require developers to install provisions for public access on new private developments such as apartments or commercial uses which are not inherently compelled to locate on the shoreline).

**ADMINISTRATION & PROCEDURES:** (The State Act gives localities wide latitude in determining the type of permit process as long as the policies set forth in the Act guide the issuance of permits. The proposed program makes the Director of the Department of Community Development responsible for permit issuance and administration. The program proposes procedures with regard to: notices, environmental impact statements, review, public hearings, variances, amendments to the program, appeals, and fee schedules. Also included is an option for shoreline advisory Councils to represent specific Seattle shoreline areas).

The Association is participating in the discussions with the Council. Our response to specific floating home proposals in Draft are given in full in the November, 1974 NEWS LETTER. For information as to public discussion sessions still to be held call: Councilman Miller's office, 583-2365 or Terry Pettus, 325-1132 or 329-1517.

*(Continued on Page Two)*

## **CAPSIZED HOUSEBOAT RAISES QUESTIONS ON FLOTATION**

The capsizing of a newly constructed but unoccupied two-story floating home at 2727 Fairview Ave. E., Dec. 26th has raised a number of questions but no definitive answers as to one of the methods of using concrete and foam for a float. About all that is known for certain is that a heavy wet snow fall caused the structure to list. An eye witness reported that sections of foam began to pop out and that one side of the structure settled on the bottom in about eight feet of water. It has since been refloated.

In recent years two types of foam-concrete platforms have generally replaced logs as flotation for new floating homes. The drawings on page three illustrate the differences. In the center a heavy concrete grid is placed atop the chemical foam. Drawing below shows the shell method in which ferro-concrete encases the foam. Some believe that the tendency to tip and capsize is due to the weight being above the water line. It has also been suggested that "skirting" could prevent the foam from being displaced if the structure would list for any reason.

The Association immediately contacted James Jessup, architect and builder of the above-water grid floats. At press time his inquiry into the matter is still under way. Currently there are some seven new floating homes with this type of platform. One listed as the result of the wet snow but did not capsize.

When the floating homes comprehensive Ordinance was being drafted some years ago the City did not want to get involved in flotation regulations. There are none. Whether there is now a need remains to be determined.

## **SMOKE DETECTORS RECOMMENDED AS EARLY WARNING DEVICES**

As a part of a continuing fire prevention program the Association has contacted the Seattle Fire Department in regards to the smoke detector devices now on the market. The Fire Prevention Division recommends them as excellent home protection devices. It reports that many members of the Department have installed them in their own homes.

The Department does not make brand recommendations. In shopping around it urges buyers to look for the Underwriter Laboratory (UL) seal of approval.

One of the approved brands is "SmokeGard" sold by the AAA Extinguishing Co. at 307 Nickerson (284-1721). It is battery powered, has an electronic sensor and sounds an 85 decibel alarm. Its list price, with batteries and brackets, is \$98.00 but Association members may purchase it for \$52.50. You must show your membership card. This company also gives us substantial discounts on dock and home fire extinguishers.

## **COMMUNITY SUPPORT NEEDED FOR SEWARD SCHOOL PLAYFIELD**

Last August organizations and individuals in the Montlake, Portage Bay, Eastlake and Floating Home communities showed an unprecedented unity in saving historic Seward Elementary (kindergarten through fourth grade) School from closure. Now similar support is being sought for the imaginative school playfield project now under way.

Several parents are taking a special course in playfield design at the U. of W. School of Architecture and Urban Design. With volunteer labor, plenty of donated material and about \$2,000.00 in cash this important community asset can become a reality. Our Association has voted a \$25.00 contribution and asks interested members to help in any way they can. You can send contributions and find out how you can help in other ways by contacting Lyle Stanley, Principal, 587-5082 or Mrs. Edda Barton, President of Seward P.T.S.A., 1907 11th Avenue, Seattle, 98102.

## **EASTLAKE COUNCIL VALENTINE PARTY SET FOR FEBRUARY 15th.**

Engineering Department design drawings for improvements on Fairview Ave. E. and development of waterfront mini-parks will be on display at the Eastlake Community Council's Valentine Party, Dance & Bake Sale, Feb. 15th. The annual event (\$1.50 admission at the door) will be held at the Bumgardner Partnership (Architects) Building at 2021 Minor Ave. E. Starting time 8:30 p.m. Mark Rasmussen, Council president, says that the visual display will include a zoning map of the area and drawings for Seward Playfield project.

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**A MATTER OF SURVIVAL:** "In order to preserve cities one must preserve their power to make money, and that means preserving their residential communities not just as a matter of sentiment but as a matter of financial survival".

J. Peter Staten, in Puget Soundings, Feb., 1975.

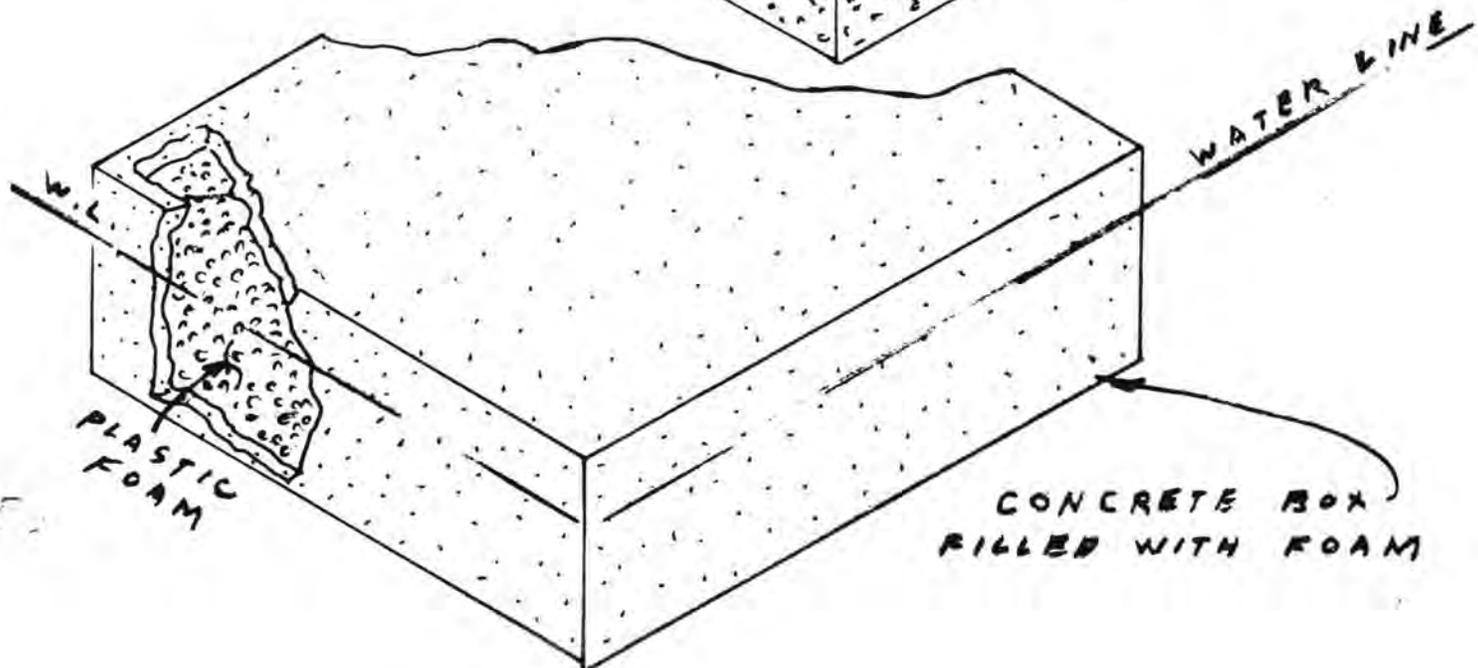
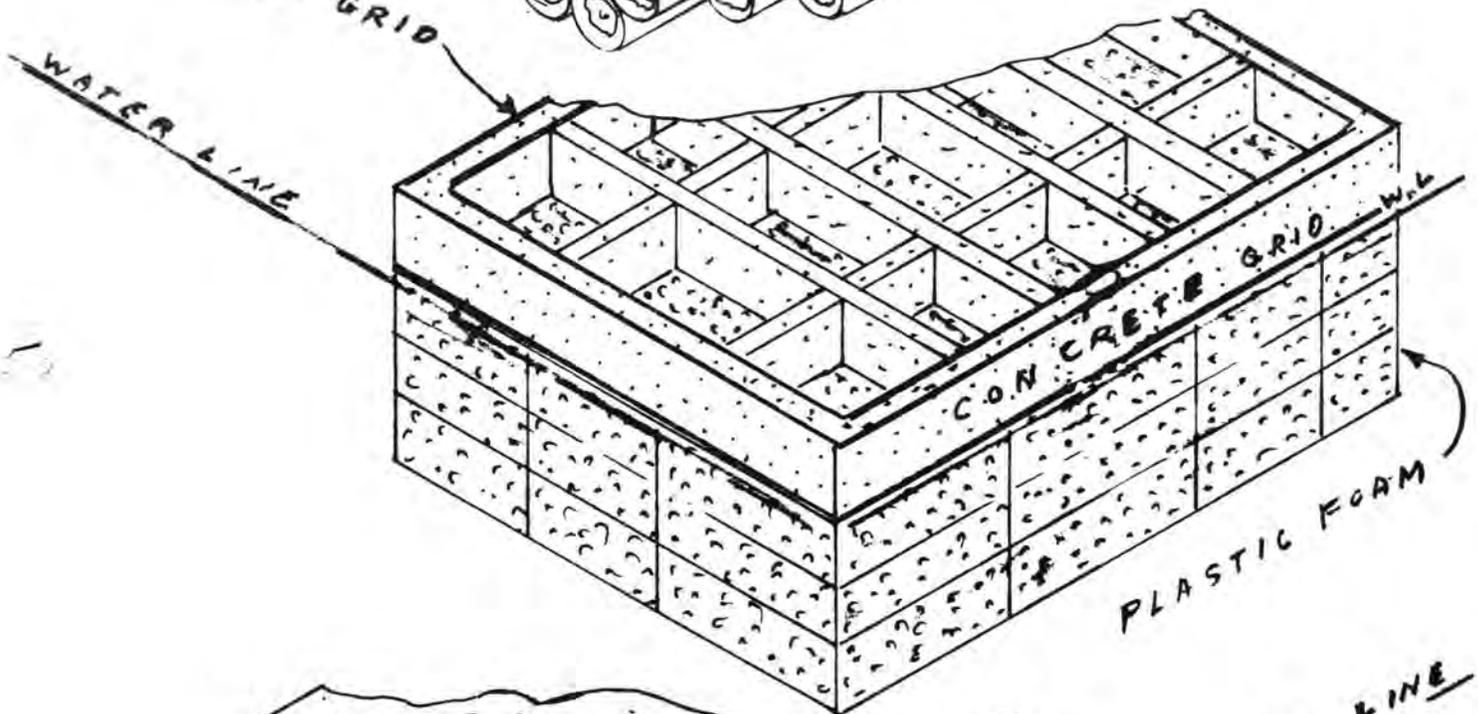
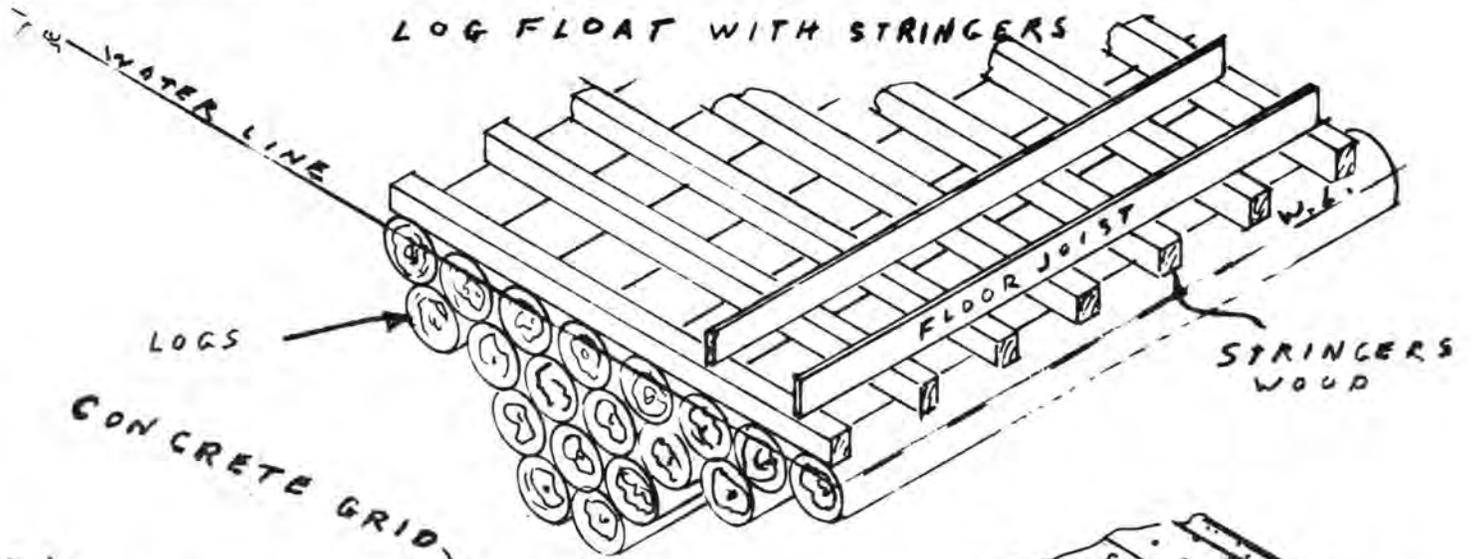
**IN OTHER WORDS:** "In the United States there is more room where nobody is than where anybody is. That is what makes America what it is". Gertrude Stein.

**A NOTE ON SALVATION:** "My faith is that the only soul a man must save is his own". Supreme Court Justice William O. Douglas.

**PURSUIT OF HAPPINESS:** "The world is unhappy. It is unhappy because it doesn't know where it is going and because it guesses that if it knew, it would discover that it was headed for disaster". Vallery Giscard d'Estaing, president of France.

# THREE BASIC TYPES OF HOUSE BOAT FLOATS

## LOG FLOAT WITH STRINGERS



**ITEMS OF INTEREST (WE HOPE) FOR THOSE WHO FLOAT**

If we had a "Houseboat Hall of Fame" a leading candidate would surely be Robert W. Patten, who won fame and gave the Seattle Times a popular cartoon character as the "Umbrella Hat Man". Reason: his hat was a miniature umbrella. Along about 1907 Patten, who lived in a houseboat on Westlake Ave., attracted the attention of "Doc" Hager, Times cartoonist, who packaged him in a daily feature that ran until 1924. Patten, a Civil War vet and incredible story teller, died in 1913. He deserves to be remembered... The City Council drove what could be the last nail in the Roanoke Reef coffin by denying a conditional use and a flock of variances for the proposed high-rise over water condominium. Vote 7-2 with Wayne Larkin and George Benson voting for and John Miller, Bruce Chapman, Phyllis Lamphere, Jeanette Williams, Sam Smith and Tim Hill voting nay... Word from Amsterdam has it that the houseboat population has soared to 2,500 but only 1,100 are registered with the City. Due to housing shortage City Fathers (or Mothers) are looking the other way ... And from Sausalito comes cry for help from Bay area houseboaters seeking help on sewage systems. We will do our best. Have tried to keep them informed over the years but they still have problems we have put behind us..... In recent weeks we have received queries about floating home life from North Carolina, Massachusetts, Maine, Arkansas, Florida, Texas, Vermont, California and Alaska. We responded but to keep our membership in "Lesser Seattle" reminded everybody that it rains a lot .... Construction of a new 20-unit floating home moorage will start soon in what was once known as "Roanoke Bay". Not to be confused with Roanoke Reef. Just to be sure you won't, the name will be "Mallard Cove Village". Located between Roanoke and Edgar St.s on underwater Fairview E. We are referring inquiries to Art Brevik, 454-4202... When the lakes were connected to Puget Sound via the Montlake Cut, Ship Canal and Chittenden (Ballard) Locks the water level of Lake Washington was dropped eight feet. That was the beginning of the end for houseboats on Lake Washington. Can you imagine an Environmental Impact Statement for that project? .... One of our talented and interesting members Elias "Dutch Schultz", wood sculptor, was the subject of a page one feature in the Seattle Sun (12/18/74). His one-man show at the University Unitarian Church attracted a lot of attention but was ignored by the talented art commentators on the daily newspapers.... Our 11th Annual Holiday Cruise was the best yet. Sell-out again. There were 97 boats in the decorated flotilla under sponsorship of various boat clubs and Greater Seattle .... San Francisco Chronicle reports (1/15/75) developer's claim to having the "first planned floating home community in the United States". Sez that moorage provides sewer outlets, electricity, water, etc. Sure would be nice if we could have such luxuries. Ho. Hum .... Peter Henault has been selected to fill a vacancy on the Executive Committee. Lives at 1213 E. Shelby.. The Executive Committee has endorsed Dave Sucher's interesting concept for "Berrypatch Park" shoreside of State Waterway No. 11. Where is Waterway No. 11? Thought you would never ask. It's north of Hamlin on Fairview Ave. E. ... By now every Floating Home owner should have received the annual affidavit form state law requires to be filled out and returned. It does NOT need to be notarized. If you have received the affidavit, fill out and return before March 31 or else you will be slapped with a 25% penalty. If you have not or have any questions contact David Blake in the Assessor's office (Phone 344-7524) ... Survey shows that Seattle and Portland have the lowest boat slip moorage rates on the west coast. Seattle's \$1.25 per foot compared to \$2.50 at Newport Beach and \$2.25 at Marina Del Rey in Los Angeles... Somebody was bound to do it and they have. Sign at Fairview moorage reads PLEASE DON'T WALK ON THE WATER.

**JUST IN CASE YOU AREN'T . . .**



2329 Fairview East - Seattle 98102  
 Phones: EA 5-1132 or EA 9-1517  
 (after 11:00 a.m.)

**MEMBERSHIP APPLICATION**

**DUES \$12.00 PER YEAR**

- Covers all the adults (18 years or over) in the household. If more than one membership card is needed list names below.
- Dues payments cover the 12 months following the time of joining.

*Make checks payable to Floating Homes Association, Inc.*

**PURPOSE**

The Floating Homes Association, Inc., is a mutual benefit society chartered in 1962 under the laws of the State of Washington as a non-profit corporation to accomplish the following objectives:

1. To protect the interests of Seattle's old and colorful Houseboat Colony.
2. To establish and work for adequate standards of health, safety and attractiveness for all houseboats and their moorages.
3. To cooperate with all like-minded persons and organizations to perpetuate floating homes as a unique and pleasant way of life.
4. To work with all governmental and civic agencies for the conservation, preservation, multiple-use and beautification of Seattle's inland waters and shorelands.

NAME \_\_\_\_\_ Address \_\_\_\_\_ Zip \_\_\_\_\_

Enclosed is \$12.00

Bill me