

# News Around the Docks



Winter 2007

## Barney Throws Big Bash!



Mr. Barnhill enjoying the party with daughters Shelley (left), Kelly (right) and wife Lai at his side.

The highlight of the holiday season at Barnhill Marina this year was the fantastic party hosted by Mr. and Mrs. Barnhill at the Pasta Pelican restaurant on December 8! Residents, tenants, family and friends were invited to a fun event that featured a lavish appetizer buffet, free beer and wine, and music performed by two different musical groups: Skip Henderson with Starboard Watch, and sultry jazz singer Dani Thompson. Starboard Watch performed folk music and sea chanteys while guests enjoyed the buffet and visited with neighbors and friends. Dani Thompson took the stage later in the evening, performing jazz and pop standards to a live backup group. Her music was perfect for dancing and many of the guests hit the dance floor. Everyone had a fabulous time! Thank you, Barney, for throwing such a wonderful holiday party!



Barney and Lai hit the dance floor.



Singer, Dani Thompson.



John Blakemore of A Dock performs with Starboard Watch.

# More Holiday Party Photos...



Marla Blagg, Lela Knox and Leslie Dauphinee having a fun time!



Kay Hull enjoying herself with Peg Fraga and Roberta Bobba.



Darrin of D dock has a way with the ladies!



A happy threesome: Jodi Bushnell, Mayumi Stroy and Marvin Bushnell.



Barney enjoying a chat with Debby Meyer.



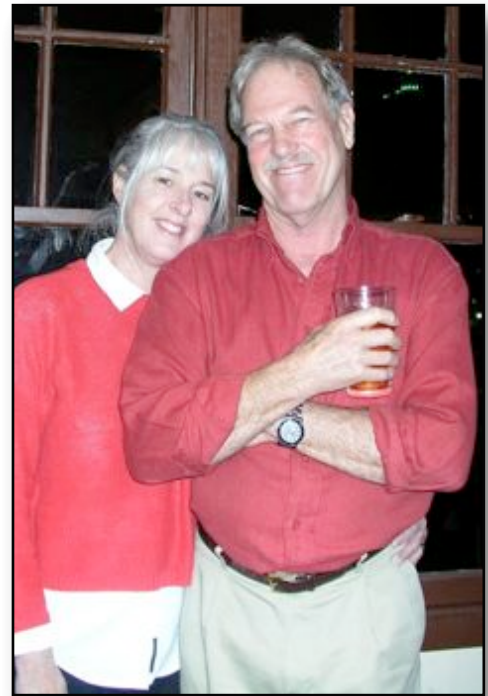
Looking good: Phil Freitas and Margaret Tan.

Photos for this article contributed by Bob Knop, Art Lenhardt and Diane White.

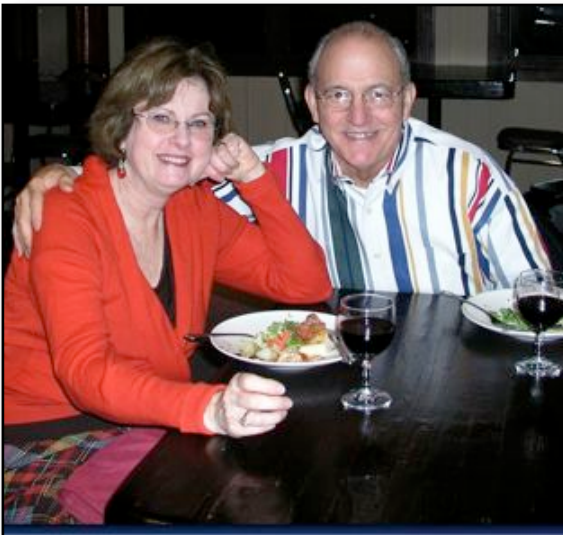
*AND THE PARTY ROCKS ON...*



What a great party! Barney with family and friends.



Captain & First Mate of the **Osprey**: Eric Southmayd & Diane Southworth of E dock.



Rosemary Reilly & Art Lenhardt enjoying the great food and wine.



Scotti & Art England visiting with David & Catie Merrick. Dave is Dock Master at Marina Village.



Ladies of E dock: Diane White & Louise Rosen.



Susie Savage, John Blakemore and their dog, Nelson.

# Welcome Aboard!

## VERN & BERYL BECKWITH

No, your eyes do not deceive you! Our favorite master carpenter and marina jack-of-all-trades, Vern Beckwith, is now an official resident of Barnhill Marina! In December, Vern and his wife Beryl, moved their Swann 441 sailboat "Impossible" from Gate 11 at Marina Village (where it had been docked since 1999) to D dock here at Barnhill, moving into the slip formerly occupied by "Chimera". Not many of us know that Vern, Beryl and their daughter Robyn spent 15 years living aboard "Impossible", cruising around Mexico, Central America, the Panama Canal, and Caribbean. In fact, Vern has been an avid sailor since graduating from UC Davis in the mid-70s, where he also met Beryl. As soon as he finished college, Vern bought his first sailboat, a 30' Pearson, and began his cruising adventures. He completed two round trip cruises to Mexico on this boat, with Beryl joining him on the second trip. They eventually sold the Pearson, bought 15 acres in the Sierra foothills and built their first home. After buying another 5 acres and building a spec house, Vern and Beryl decided to sell most of their property and go cruising again. They sold everything except 5 acres on the North Fork of the Consumnes (which they still own), and ventured to Seattle in 1987 where they bought the Swann. This boat has an interesting history. The previous owner was Jim Whittaker, the first American to scale Mt. Everest and a co-founder of R.E.I. It was Whittaker who named the boat "Impossible." Vern, Beryl and Robyn (and a couple of cats) spent the rest of the 80s and most of the 90s cruising around the Americas, alternating stints at sea with working sojourns ashore. Vern estimates that he's cruised some 25,000 miles since he started sailing in the 70s! In 1999 they returned to the Bay Area. They now own a home in Alameda, and daughter Robyn is conducting Prion research at UCSF. Vern thinks it's not "impossible" that they might live aboard their boat again, and says he might have a couple of cruises left in him. Way to go, Vern! But don't leave us too soon! It would be "impossible" here at Barnhill Marina without you!



Beryl, Robyn and Vern on the bow of "Impossible" in Mexico.

## ANNOUNCING THE AFHA WEB SITE!!

We're pleased to announce that the Alameda Floating Homes Association is now on the worldwide web! Our web address is [Alamedafloatinghomes.org](http://Alamedafloatinghomes.org). Give it a try!

So why are we on the internet? A number of residents asked if back issues of the newsletter could be made available online. And some folks simply prefer not to have to save and file paper copies of the newsletter. Plus, an online, central resource of information for our community has been a long-desired goal of the AFHA.

Our web site includes copies of the newsletters back to June 2005, including the current edition. Simply click on the picture of the newsletter to bring up a complete copy in full, glorious color. You'll find a list of articles next to each newsletter which you can skim to find particular stories, topics or pictures.

The AFHA web site also includes links to the Sausalito Floating Homes Association web site, and to the California Floating Homes Residency Law, the City of Alameda's building code for floating homes (Chapter XIII, Section 13-38, based on Ordinance 1610), and a Google map of our location which also includes access to a satellite view (it's an old picture, pre-tunnel work. Take a look!)

Thanks so much to my husband, [Bill White](#) (the Web Master!) for all his hard work creating the web site; to [Bill Cox](#) for sharing the domain name, [Alamedafloatinghomes.org](http://Alamedafloatinghomes.org) (Bill is the registered owner of this address), and to [Lela Knox](#) for allowing us to post our web site on her Dreamhost web server account. **You all make this a great place to live!!**

# Home Improvements



Phil Freitas undertook an ambitious project this past Fall, rebuilding and expanding the dock adjacent to his home at D-17. With the permission of Barnhill management, Phil dismantled the old, deteriorating dock and constructed a new, wider version which he also painted with a non-skid paint that matches the color of his house! Fancy! During the construction process, Phil also sawed off and removed an old wooden piling that had deteriorated down to the width of a sapling, and attached his new dock to a steel piling that was previously unused. So the new dock is safer in every way.

Barnhill management also removed two compromised wooden pilings at the end of D dock this Fall and attached the docks to steel pilings. Thanks, Vern, for completing this project! Now D dock is ready for some big winter storms - if we ever get any!!

## HAPPY BIRTHDAY ERIKA!



Slippers on parade: Mayumi Stroy, Erika Lindquist and Sally Campbell get cozy!

Erika Lindquist, our AFHA co-treasurer, celebrated her 43rd birthday with a morning “pajama party” recently. Erika and her partner, Mayumi, invited everyone in the marina to their home on C dock to share coffee and pastries, and to come in their P.J.’s. - and lots of folks did! It was terrific fun! Thanks for the party, Erika and Mayumi...and Happy Birthday!



A couple of gentlemen in morning attire: Bill White and Floyd Hunter!

## THANKS TO THE CART ASSEMBLERS!

First, the new dock carts are great! Thanks to **Maggie Clendenin**, our AFHA Chair, for ordering

these beautiful new carts! We also owe a debt of gratitude to **Jon Clendenin** for working so hard to assemble the new carts...Thanks, Jon!!

Maggie also managed to locate new replacement tires for the old carts. Let's all thank **Jon Clendenin** and **Bill White** for their hard work putting the new tires on the old carts. Hooray!



### AFHA Board

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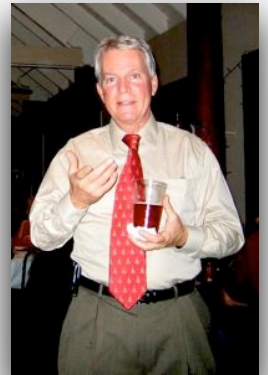
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## MESSAGE FROM THE NEWSLETTER STAFF



Perhaps you noticed the newsletter has a new look! The Windows-based laptop PC that we'd been using to produce the newsletter this past couple of years finally began to fizzle out. So we invested in a new Apple IMAC, which meant we also had to purchase Apple-based publishing software. Hence our new look! We hope you like it! We always appreciate feedback or suggestions! You can reach us at [Floatinghouse@sbcglobal.net](mailto:Floatinghouse@sbcglobal.net).

Also, when we volunteered in March 2005 to help with the newsletter, we decided to publish it quarterly. This has worked out pretty well, but sometimes the crunch of meeting this self-imposed deadline has been difficult to meet. The newsletter usually takes about 3 to 4 weeks to produce, from developing story ideas to final production. And this month we had to learn how to use new publishing software - yikes! We've also initiated our new AFHA website this quarter (see Page 4) which will require regular updating and maintenance. So, starting with this issue, we will publish on an "occasional" basis, but still strive for 2 to 3 issues per year.



By the way, I studied the original 1989 AFHA charter documents while working on the web site this month, and discovered that the original charter called for publication of a community newsletter. Many thanks to Floyd Hunter for sharing these early documents (Floyd was one of the founders!), and for his first efforts in producing a newsletter back when our Association was first launched! It's good to know we're back on track!

# THE PELLETT CRUNCH

As many of you may know, there's been a shortage of wood fuel pellets this winter here in the Bay Area. Many of us here at the marina heat our homes with pellet stoves, so this shortage has been a real cause for concern. This is the second time during this past year that local suppliers have run out of pellet fuel. The first shortage occurred during the unusual cold rainy spell of last March 2006. All our usual local suppliers ran out of pellets. Thanks to a tip from Art England, we found a source up in Sebastopol and were able to buy enough to share with neighbors! So you can imagine our dismay when we returned from a holiday trip on Dec. 29 and learned from a neighbor that all of the local retail suppliers were completely out of pellets again, including Pagano's, Orchard Supply, Tubmakers, and Custom Fireplace in Dublin. And January's cold blast had not even begun yet! We had 4 or 5 bags in stock at that time - not enough to last all of January! As of late December, Pagano's was taking pre-sold orders only, so we placed an order for 10 bags which they expected to arrive on January 8. Meanwhile, Custom Fireplace was expecting a truckload around Jan. 6.



While we had at least a few bags in stock, there were a number of residents here who had very little or were almost out as of late December. Thanks to the generosity of [Roberta Bobba](#) and [Jericho Faurea](#), none of these residents went without heat during that first week of January. **You guys are heroes!!**

On January 8, when we went to pick up our reserved pellets at Pagano's, we were surprised to learn that they had no extra bags; they only ordered enough for those folks who had purchased in advance! Meanwhile, Custom Fireplace received a shipment, and Bill drove over and picked up 20 bags (since we don't have room at our house for all these bags, our Jeep is serving as our pellet storage area!). After last March and now this, we were not about to be caught short again! Custom Fireplace says they have a new supplier and were confident they would not run out again this season.

## THE PELLETT CRUNCH MAKES THE TV NEWS!

Our neighbor, Bob Schaff, saw a news report on TV in late January about the pellet shortage. According to the report, the shortage is due to a slowdown in housing construction, resulting in a lack of sawdust to make pellets! It looks like some of the bigger retailers expect season long shortages: we recently visited Lowe's in Fremont where we were told that the manufacturer had put a "stop order" on wood pellets and they expect to have none all winter. However, as of early February, Pagano's had lots of pellets and said they were not expecting further supply problems. Let's hope!

At any rate, we all need to stay on top of the pellet situation and keep a good supply on hand. Stay warm!!



## JOHN KRENN - A REMEMBRANCE

Our neighbor, John Krenn, who lived in the bright blue house on Dock B-10, passed away on January 14, 2007. Until his passing, Mr. Krenn had the distinction of living here at Barnhill Marina longer than any other current resident: almost 40 years! John was a quiet and private man, but always pleasant and affable to all he met here at the marina. His passion was miniature car racing. Floyd Hunter of C dock remembers attending a race with John in Fremont years ago, and was impressed with how well known John was in his racing circuit. He will be missed.

# BLAST FROM THE PAST!

Editor's note:

The following is a reprint of an article that appeared in the Oakland Tribune's Business and Finance section on August 20, 1968. Our copy comes from Richard Boland's collection of photos and artifacts saved from the years when he owned Marina Homes, Inc. here in Alameda and built many of the floating homes at Barnhill Marina (See Sept/Oct 2006 issue).

This article is particularly interesting because it relates to the creation of Ordinance 1610 which established standards and requirements for floating home construction. Mr. Barnhill told me during interviews last Fall that he was involved in the creation and development of this ordinance, which today serves as the basis for Chapter XIII, Section 13-38 of Alameda's building codes for floating homes. See our story on Ordinance 1610 on page 9.

Meanwhile, it's fun to read some more history about the early years when our floating home community was just getting established.

## BUSINESS AND Finance

8 ES★ Oakland Tribune Aug. 20, 1968

### Floating Homes Born of Dream

By WILLIAM DOYLE  
Tribune Financial Editor

Richard Boland was living in a rented houseboat tied up on the Alameda side of the Oakland Estuary.

One night, lulled by the motion of the water and half asleep, he started thinking about all of the visitors who wanted to know how he liked houseboat life and how they could buy such a home.

He went from the dreamy state to some hard thinking and now, in partnership with a young engineer, is building "floating homes" at the Pacific Marina in Alameda.

Boland differentiates between the floating homes which he is building to be tied up at a permanent location and house boats which have power and can move about.

He would also like to differentiate between his floating homes and the arks and other strange craft which have plagued Bay cities periodically.

The youthful entrepreneur intends to do more than wish about that.

He is going to approach the city of Alameda with a request that a uniform code be adopted covering all aspects of floating homes from their construction through locations where they may be moored to requirements for living aboard them. Oakland is on his list after Alameda.

#### Seattle Has An Ordinance

Seattle adopted such an ordinance in June and Boland says that as far as he knows is the first city in the U.S. to take such action.

He says Alameda city inspectors have looked on an informal basis at the two boats already built and that he is hopeful of action on the proposed code.

Boland says that when he and his partner Leonard Farrants began six months ago they felt no one was building houseboats which matched the quality of private homes on land.

They adopted the Uniform Building Code of the state as their guide and go beyond its requirements in some areas.

Construction costs of the house itself run about 10 per cent higher for the basic shell than a similar structure built on land, Boland says.

He says the principal difference is in the framing where metal bracing is used and other steps taken to compensate for the movement of the water and avoid squeaky walls in the future.

A major problem with all houseboats tied up in cities to this point has been the disposal of waste.

The floating homes built by Boland and Farrants contain a pumping system which makes it possible to pump all waste materials into city sewers.

#### Will Lead to Approval

Boland believes this will lead to cities giving approval for floating homes to be tied up within their borders.

The first boat the pair built measured 26 x 48 feet and sold for \$15,000 ready to move in, exclusive of draperies. The second one, delivered yesterday, was 26 x 44 with a 12 x 36 cabin and cost \$12,750.

The floating home builders have contracts to build four others and also started work this week on a prototype which is intended to lead to assembly line production of a standard house.

The assembly line models are engineered to sell for \$8,000 for a one bedroom model and \$12,000 for a larger one.

The pair use a catamaran pontoon system to support the house. It varies in size depending on the structure above it.

Boland, who has a background in business administration, and Farrants, whose specialty is engineering, each put up \$700 to get the operation going.

At first they worked nights while holding down their regular jobs but things have grown to the point where they now have four men working in production and a designer and can turn out the object of Boland's dream in three weeks.

**THE LOTTERY GAME RETURNS!!  
SEE PAGE 10!**

# WHAT IS ORDINANCE 1610?

During a series of interviews last September, Mr. Barnhill expressed concern that residents were not aware of Alameda City Ordinance 1610. Barney brought this up because a recently remodelled home on B dock had turned out to be dangerously tippy and unstable. Barney explained that Ordinance 1610 established building standards for floating homes, including how to achieve stability, and that he had been involved in the development of this Ordinance many years ago and wrote a lot of the construction requirements. Having never heard of Ordinance 1610 (and in random conversations with a number of residents, I discovered no one else had either!), I advised Barney that I would do a story about it for a future newsletter so that residents could advise their architects and contractors when planning improvements or renovations to their homes.

So what is the history of this Ordinance? Our "Blast From the Past" story on Page 8 shows that the need for building standards for floating homes was beginning to be discussed in 1968. Finalized and signed into law on **December 16, 1969**, Ordinance 1610 amended the Alameda municipal code "by adding Chapter 8 to Title X thereof, relating to the construction, regulation and maintenance of floating homes and floating home moorages within the city." According to the complete copy I received from the City Clerk's office, **Ordinance 1610's purpose was to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating the design, construction, quality of materials, use and occupancy, location and maintenance of all floating homes and floating home moorages within the City limits.**"

Since our current concern is with achieving balanced flotation, let's look at what Ordinance 1610 has to say about it.

## WHAT IS FREEBOARD?

The Ordinance establishes numerous conditions under which a floating home would be considered "substandard." For instance, Section 10-815 indicates that "floating homes which are unstable and thereby present an overturning hazard" would be considered substandard and unlikely to be issued a certificate of occupancy. Section 10-851 spells out the standards and requirements for achieving stable flotation. These requirements get pretty technical. For example regarding **Freeboard and Immersion**:

*"The freeboard, as measured from the waterline to the top of the first floor or deck of the completed floating home, including dead load but not live load, shall be at least one foot four inches (with list angles equal to zero degrees). The allowable immersion under the action of off-center loading or wind loading shall not exceed two-thirds of the original freeboard with list angle of four degrees. Freeboard shall be measured from the waterline to the top of the first floor or deck at the side of the floating home at a point where said freeboard has its least dimension."*

## LIST ANGLE NOT TO EXCEED 4 DEGREES

Section 10-815 also establishes standards for the angle of list, or the maximum amount of tipping that is allowable when you step onto your home, or when the home is buffeted by strong winds or waves: "The maximum angle of list shall not exceed four degrees under the action of either off-center or wind loading."



## THE OVERTURNING MOMENT

This same section goes on to define "off-center loading" and defines terms such as "MO" which is the "overturning moment due to off-center loading", and "MR" which is the "resisting moment due to buoyancy." An architect or building engineer needs to know that "the MO and MR shall be equal to one (1) applied with a list equal to four degrees. Overturning moments and resisting moments are to be taken about a longitudinal line passing through the computed center of gravity." There is also a formula for the "wind heeling moment" (MN) which states that "MN and MR shall be equal to one (1) applied with a list equal to four degrees."

## MOORAGE REQUIREMENTS

Ordinance 1610 also established standards for the floating home marina ("moorage") itself (Article 4, Section 10-841 - 10-8416) such as providing for access and walkways, parking, garbage disposal, laundry & lavatory facilities, dock lighting, sewage disposal, fire protection, etc.

## WHERE CAN I FIND A COPY OF ORDINANCE 1610?

The City of Alameda's Web site includes full text copies of most municipal ordinances, but only for those dating back to 1988. Therefore, you have to go directly to the City Clerk's office to get a copy (free) of Ordinance 1610. However, I discovered that the standards and requirements laid out in Ordinance 1610 were incorporated into the City's municipal building codes: Chapter XIII, Article XII, Section 13-38 Floating Homes and Floating Home Moorages. The full text of Section 13-38 is available on the City of Alameda's Web site. We've also provided a full text link to 13-38 on our new AFHA Web site, [Alamedafloatinghomes.org](http://Alamedafloatinghomes.org). If you would like a copy of the original ordinance, please call me at 769-9588, or send email to [Floatinghouse@sbcglobal.net](mailto:Floatinghouse@sbcglobal.net).

# *The Lottery Game!*

## *Sponsored by Financial Benefits Credit Union*

*And the winner is ... Dock #B-17*



To encourage participation in the AFHA, FBCU generously sponsors a \$50 random drawing from among AFHA members! To claim your prize, bring an ID and a copy of this article to FBCU, 1528 Webster Street, Alameda.

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