



THANK YOU FOR A GREAT FAIR KING WILLIAM!



What's Happening In & Around King William

**JUNE 5- KWA
MEMBERSHIP MEETING**

Blue Star Brewing Company
1414 S. Alamo
Wednesday
7pm

**JULY 4- KWA
MEMBERSHIP SOCIAL**

Upper Mill Park
Thursday
11:30 am- 1:30pm

**JULY 4- KING WILLIAM
REGATTA**

Nueva Street Bridge to Johnson
Street Bridge
Thursday

**AUGUST 11- CONCERT
IN THE PARK WITH
THE ABBI WALKER BAND**

Upper Mill Park
Sunday
5:30pm

NEWSLETTER STAFF

Editor-in-Chief: Shelley Galbraith
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Columnist: Alan Cash
Columnist: Bill Cogburn

Opinions expressed in this publication are those of the contributors and do not necessarily reflect the opinion(s) of the Board of Directors of the KWA.

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LET'S BE FRIENDS



President's Message, John Doski

"We live in a world where there is more and more information, and less and less meaning." Jean Baudrillard

There have been a lot of things going on with the King William Association in the last 6 months, with Executive Director activities, interactions with the city regarding short term rentals, scooters, streets and lights, a complete revision of the Bylaws, the Sauerkraut Bend Run, an extensive survey of the entire neighborhood, and another King William Fair. In addition we have the formation of the nominating committee for the next Board of Directors for January 2020, the application and review of grants, further city engagements, and a new Executive Director. With all this activity, we have tried to keep you informed through the newsletter, some really interesting monthly meetings, and lots of emails.

But related to all of the above, I worry about the amount of information released hiding important topics or issues to neighbors. We have worked hard to include more neighbors in the association, and now we need your help in how we can best inform. We should be releasing a completely redesigned King William Association website. We are starting a monthly column in the newsletter, 'Ask King William' where a question or issue sent in to the KWA will be researched and explained. We would love to get neighbor contributions to the newsletter. And if you have any ideas, it is a good time to get involved. This is our neighborhood, and this is our KWA.

"In this world of numbness and information overload, the ability to feel, my boy, is a rare gift indeed." Patrick Ness

Board Briefs

3/21/19 Board Meeting: Treasurer Milton Naumann presented an Income and Expense printout for the King William Fair, Sauerkraut Bend Run and the KWA in order to provide more transparency with regard to the budget approved in September 2018. After discussion, the board requested the ED provide even more detail regarding expenditures by the Fair and Committees in order to keep track of monies budgeted and spent. John Doski tasked Milton and the Finance Committee to draft a budget policy review process for the next board meeting. The current budget has operating funds for the Fair and grants. The board will look at the budget in more detail in late May, after the Fair, to see if any adjustments are necessary. President Doski reported there will be more contact with Councilman Treviño and his office staff regarding city

responsibility for enforcement of HDRC/AAC violations, noise, and the number of events in our neighborhood. ED Zet Baer reported the inaugural Sauerkraut Bent Run netted \$6,000. A new job description is posted for the ED position. Margaret Leeds reported the KW survey is going very well and response has been positive.

4/17/19 Board Meeting: There were no action items before the board. Now that Quickbooks is installed, the board will review the Profit & Loss Budget Overview and be prepared to discuss in May. Three good candidates for the ED position have been interviewed, with one strong contender and the Search Committee will follow up quickly. The neighborhood survey has been completed and data is being compiled. The King William Fair is on track.

The central core of the San Antonio Police Department's Community Policing activities is the **SAFFE** (San Antonio Fear Free Environment) Unit, which focuses on identifying, evaluating and resolving community crime problems with the cooperation and participation of community residents. SAFFE officers are assigned to neighborhoods to work closely with residents and SAPD patrol officers where they establish and maintain day-to-day interaction with residents and businesses in order to prevent crimes before they happen. SAFFE officers serve as resources to residents who wish to take back their neighborhoods from crime and decay.

Our SAFFE officer is David McCall. Contact him at david.mccall@sanantonio.gov.

Neither Snow Nor Rain Nor Heat Nor Gloom Of Night...

Bill Cogburn



After more than thirty years tending his King William mail route, Mario the Postman is retiring on June 1st. Mario Carrasco has not simply been our mailman; he has been a friend who always has a happy smile and a warm greeting. He has always been kind and caring especially to our older neighbors.

Maggie Egan lived in the house at the corner of Washington and Beaugard for over twenty-five years until she died in 2000 at age 90. In her declining years,

she stubbornly refused to have a live-in caretaker. Although she had a mailbox on her front gate, Mario, under the guise of making her mail delivery, would knock on her door every morning. He was not just hand delivering her mail; he was checking to see if she was all right. When we threw a 90th birthday party for Maggie, Mario was happy to celebrate with us.

Mario has a good sense of humor. When I teased him about wearing shorts on a cold winter day, he said, "There's a story there. You know my substitute, the guy with the Mohawk? He's from New York and bundles up like he's going to the North Pole every time it gets a bit cold. He was forever teasing me about wearing shorts on cold days so he said one day, "I'll bet you \$20 and a case of beer that you won't wear shorts all winter long!" I accepted that challenge. That was years ago and I've been wearing shorts every day since then. I recently tried on a pair of my old uniform long pants and they no longer fit so I just gave them all away.

Please give Mario a wave and say "thank you" when you see him.

Neighborhood Preservationist Receives Award

Bill Cogburn

On Friday March 29th, King William neighbor, Jessie Simpson, received San Antonio Conservation Society's prestigious Publication Award at a ceremony at the Sheraton Gunter Hotel. Her newly published book, "The King William Area", commissioned by KWA, updates, corrects and expands Mary Burkholder's 1970s book by the same name. Also honored in the ceremony was Al Rendon, photographer for the new book.

Jessie, an ardent restoration advocate, moved to our neighborhood 1975 and has restored several houses over the years. Her most recent restoration project was the Joske House on King William Street where she currently lives with her husband, Bill Hoover.

When not working on houses, she's busy with the King William Fair, serving on the King William Foundation board or participating in any number of neighborhood activities.



Photo by Tammy Dorsey. From left: Al Rendon, Christine Luttrell, Publication Awards Chair, Jessie Simpson and Susan Beavin, SACS president.

Ask King William?

There is always something that you've wanted to know about our neighborhood, the neighbors, our history, or just about that old pothole in the middle of your street.

We want to hear from you!

Ask King William anything, we dare you. Let us show you what we know, or what we can find out!



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All About Short Term Rentals

Shelley Galbraith

There are an estimated 2,000 short term rentals (STRs) in San Antonio, typically listed online at Airbnb.com, VRBO.com, Booking.com and similar sites. In February 2017 Former District 10 Councilman Gallagher requested to create a policy for the regulation STRs, signed by Districts (D) 1, 2, 4 and 7, with the highest density in D1. Over the next year, a taskforce of stakeholder groups met to create a policy in accordance with the request. The policy went through commissions and Council B session last spring, while the Board of Adjustments, Zoning Commission, and Council requested changes be made to the policy to better reflect all areas of the city and strike a proper balance. Following meetings with stakeholder groups and several amendments, the STR ordinance passed

City Council on November 1, 2018 and the ordinance was formally implemented on February 1, 2019.

The ordinance defines short term rentals as a rental for all or a portion of a unit for not less than 12 hours or greater than 30 consecutive days. STRs may not provide food and beverages, nor be used as venues for events such as weddings, meetings or restaurants. STRs must be permitted by the City of San Antonio, and are divided into two types:

Type 1- Hosted sharing, where the owner or lessee occupies the unit and allowed by right in any residential or commercial space; and

Type 2 – Un-hosted sharing, where the owner or lessee does not occupy the property as a primary residence. These are

allowed by right up to density limits, as follows: Residential - 12.5% of block face; multi-family buildings with 5 to 7 units - one Type 2; and multi-family buildings with 8+ units - 12.5% of units. Bed and breakfast establishments are included in the density calculation. Any STRs above the density limit need a special exception from the Board of Adjustments. STR permits are not transferrable when a property is sold.

An STR permit requires registration with the City for hotel occupancy tax, 24-hour contact information, proof of insurance, and compliance with City codes. With three or more code compliance violations in any rolling 6-month period, a permit may be revoked. Operating without a permit could cost \$500 per day in fines.

Short Term Rental Ordinance in Review

Shelley Galbraith

D1 Councilman Roberto Treviño held a meeting of constituents on April 15th to review the ordinance and hear concerns now that the ordinance has been in place for 2.5 months. The main concerns center around the clarity of the density language in the ordinance; difficulties reporting unpermitted or incorrectly permitted STRs; general code compliance issues such as insufficient and illegal parking, trash cans left on the street, etc.; visitors disturbing residents with questions and requests; concern for the effect on neighborhood character and decrease in long term residents; and enforcement of the ordinance. Send any concerns about STRs and the ordinance to Chrissy.Mccain@sanantonio.gov.

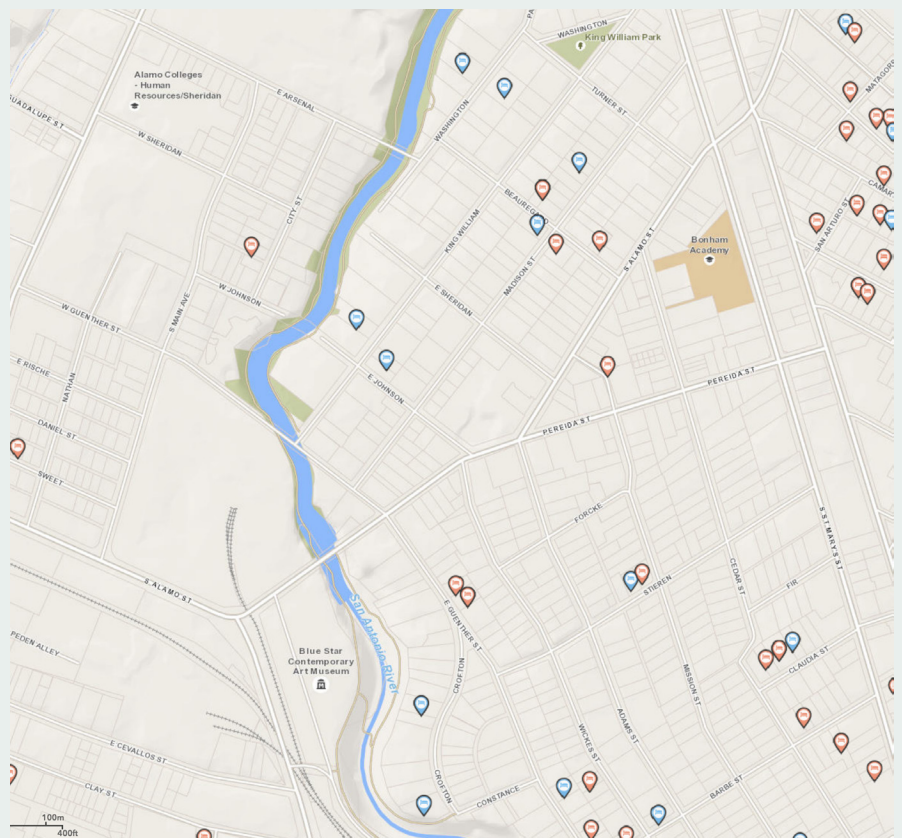
There is a new interactive One Stop map (<https://www.sanantonio.gov/dsd/about/one-stop-map>) which lists all permitted STRs in the city by address. With an informal and unofficial count, there are around 30 permitted STRs in King William.

The best way to help the city know if the ordinance is working is to report anything to 311. A call to the City creates data for them to use to understand where trouble spots occur.

If there are concerns about STRs operating without a permit, first, check

the map. Then, report the address to 311, by phone, online, or using the 311 app. The operators have been trained to take these reports and forward them to the Development Services Department for review. If you have a neighbor, whether

STR or not, whose property isn't code compliant, use 311 to report illegal parking, excessive noise, blocked sidewalks, trash, overgrown brush, trash cans that remain out longer than on collection day, and so on.



Good Will Dining

Wm. Charles

Friends – how wonderful to live in Southtown – our choices for culinary experiences continue abound. SoFlo, SoAlamo, and now even more on SoPres! Of course, there is probably not a weekend that we miss a trip to Taco Haven (the Torres Special taco is the best!). Dinner brings family and date nights to Southtown Pizzeria and Bliss – but more recently we found ourselves a little farther South at the new Southtown Wine y Tapas.

Self-proclaimed as “an authentic garden to table restaurant – with global flavors made with locally sourced organic ingredients recipes by Chef Anthony Settles,” it certainly feels and tastes like just that. On a recent Sunday we walked into the side entrance, where a garden of potted flowers, plants and herbs greeted us. Also, Karen, our host, was graciously waiting to welcome us inside. The brunch menu is balanced with tempting savory and sweet choices. As to our liking, we chose to order differently to taste and share. All our dishes were beautifully presented – as you know, you eat with your eyes first!

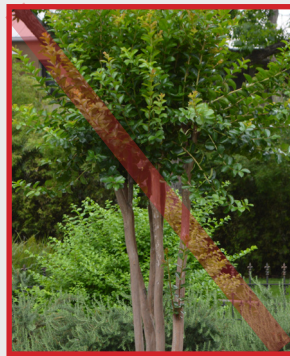
The “Taco Tower” is layer upon layer of distinct flavors of blue corn masa tortillas, sweet potato, black bean, chorizo, fried egg with fresh cilantro and ranchero sauce which works so well together. The “Southtown French Toast” with the delicate whipped cream and blueberry coconut syrup were a perfect choice for that Sunday Brunch sweet bite. I think my favorite was the veg forward omelet “When in Rome” showcasing mushrooms, tomatoes, crispy spinach, feta crumbles topped with a creamy avocado sauce...so good! This place is casual, funky and eclectic and feels right with Lyle Lovett’s “This Old Porch” playing in the background – an easy relaxing Sunday commenced. Eat, drink, live!



Out In The Garden- Don't Commit Crape Murder!

Alan Cash

Spring is here and the garden has come alive. With warmer weather and flowers blooming, hummingbirds are frequent garden visitors. It is a sight to watch their antics as they compete for flower nectar and sugar water from



feeders. If you have not experienced it but are not into gardening, you can put out feeders found at most nurseries and garden centers. Put them close to windows where the birds can be easily watched.

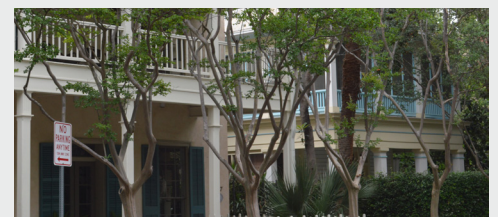
The recipe for the

sugar water needed for the feeder is one fourth cup of sugar to one cup water. If the water is warm the sugar will dissolve easier. There is no need to add coloring to the water. The hummers will probably drain the feeder quickly once they find it but if not the water should be replaced about once a week to keep the feeder clean.

Crape myrtles are popular plants that provide color in the garden over an extended time in summer. They come in various colors and range in height from only a few feet to 40 feet. A free

list is available outside the door to the King William Association office. The list

shows several characteristics of each plant. One of the most important is height. When any tree is being planted, always consider how large it will grow. Select a plant that will fit your space. Selecting the wrong crape myrtle can result in what we jokingly call “crape murder.” This is when the top is cut off to keep it from interfering with something overhead. Cutting off the top results in a profusion of weak limbs that bend over from the weight of future flower clusters. Some property owners think trees need to be topped to keep them out of overhead utility lines. A representative of a company trimming tree limbs from utilities told me that they were generally concerned when limbs began to reach the smaller highest wires. These are electric lines. Lower wires are stronger telephone and television cables.



GARDEN NOTE:

Here I stand in the cool shade thanks to the thoughtfulness of someone who planted a tree years ago.

Rehab Corner: Proposed Deconstruction Ordinance

Rose Kanusky

The Office of Historic Preservation (OHP) is drafting a deconstruction ordinance to address how a building is removed from its site, but not when, which is addressed by current ordinances. Demolition with heavy machinery did not become common until after World War II. Prior to that time, even large structures were removed from their sites by deconstruction or “reverse build,” where the building materials were salvaged.

Only a few cities in the US have formal policies expressing a preference for deconstruction. Portland, Oregon, is considered a leading example because it requires full deconstruction, versus

mechanical demolition, for houses that were built in or before 1916. If San Antonio can adopt its own policy this year, as anticipated, it will become the largest city with a deconstruction policy and the first to have originated its policy with its OHP.

City staff anticipates that the proposed ordinance would address any structure, whether commercial or residential, built before a certain age or located within a neighborhood conservation district or historic overlay. The building age is still under study.

In June, the city will offer training for its planned certification in deconstruction.

The future ordinance will likely include both pre- and post-reporting requirements and OHP final inspection. While deconstruction is estimated to cost an additional \$2,000 or more, depending on building size, the costs should be offset by the salvageable material. A 1,000 square foot home is estimated to contain 16 mature trees and to yield \$20,000 to \$30,000 in salvageable material.



Remembering Liana Barenblat

May 23, 1936 ~ February 26, 2019

King William neighbor and KWA member, Liana Barenblat, who lived with her husband Marvin at 430 Madison Street, has died.

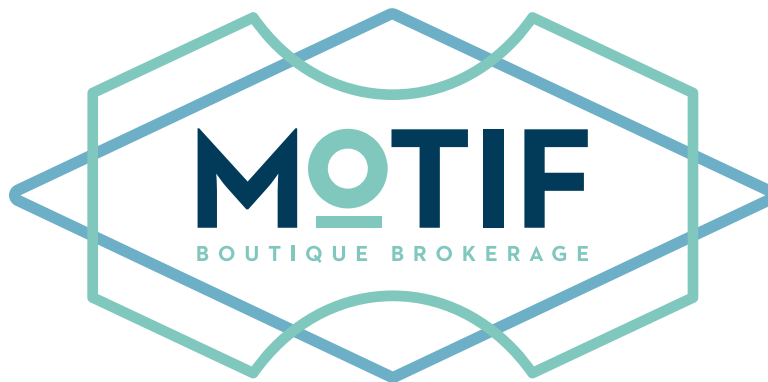
In describing her life, Liana said, “In addition to travel, I love a good party,

music, the Pritikin Longevity Institute, bridge, contemporary art, Israel, the moon and the Big Dipper. I wish I had written a book, learned to tap-dance and mastered French which I failed in college. I am blessed with an amazing family

and incredible friends, gifts which I appreciate every day.” Liana and Marvin were married for 64 years.

Compiled by Bill Cogburn

In 1928, which downtown building became the first air-conditioned high-rise in the US?



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Answer: The Milam Building.

Street Improvement Projects

Rose Kanusky

In May 2017, voters in San Antonio approved a record-setting \$850 million bond package. Three of the proposed street improvement projects will indirectly impact the King William neighborhood.

First, \$5 million was included in the bond package to improve Roosevelt Avenue from IH-10 to South St. Mary's, including bicycle facilities, sidewalks, landscaping, and ADA access under the Union Pacific Railroad bridge. Another \$5 million was earmarked for signage and wayfinding along the World Heritage Trail. This past March through April, the World Heritage Office conducted a

survey to rank features and concerns along the trail.

Finally, \$5 million was included in the 2017 bond package to leverage state funding to improve Probandt Street from South Alamo Street to US Highway 90. For this project, city staff have been working with Union Pacific Railroad to address the unprotected train crossing that runs along Probandt near La Tuna restaurant.

This train crossing cannot qualify for a "quiet zone" designation until the crossing can protect vehicles and pedestrians by blocking access to the tracks when a train

approaches. Given the angle of the existing tracks, city staff are exploring installation of a new traffic signal at Cevallos and Probandt while also moving Blue Star Street, which runs behind the Blue Star Complex.

The reconfigured Blue Star Street would form a new intersection at Clay. With crossing arms and appropriate fencing at this new intersection and Probandt at Cevallos, the crossing could be fully protected. This project is still in an early planning phase and will require approval by Union Pacific.

The King William Fair Thanks YOU!

Syeira Budd, Fair Manager

A tremendous thank you to the thousands of people who helped make our 52nd Fair a festive success! Special thanks to all of you residents who graciously supported the frenzy of activity that impacted the neighborhood over Fair weekend. We're also grateful for the volunteers, vendors, entertainers, community partners, sponsors, and staff who worked together to pull off another memorable Fair.

Staff and key volunteers are still busy this month as we wrap up this year's operations and shift into planning mode for the 53rd Fair in 2020. *Viva Fiesta!*



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