



King William Association

Volume 11, No. 6

July 2015

Stout's Incredible Escape

Hi, my name is Stout. I'm a one-year-old French bulldog – sweet and spunky. If you were to tell me how cute I am I wouldn't hear you because I'm deaf. But my lack of hearing doesn't prevent me from having many adventures! I like to escape my home in King William every chance I get, but I never thought it would get me into so much trouble...

One day last month, my owner decided to air out our house. At last – the front door was open! I crashed through my barricade and bolted through the door with my handsomely stubby legs out to the streets. My owner lost sight of me as I turned onto Adams Street, where I stopped to munch on some grass.

It was here that a black BMW suddenly drove up next to me, and a hand reached out and snagged me off the street! The driver had put some mysterious trash bags in the trunk of the car just before that. Several neighbors saw this happen. Luckily for me, one of them wrote down the BMW's license plate.

Because Stout is such a beloved part of our family, we had to find him. After searching the neighborhood to no avail, I had Stout's information posted on an email blast through the Cannoli Fund. It was through this that I was able to obtain

the license plate of the BMW into which Stout had disappeared. I soon discovered that the car did not belong to the person driving it or to its passenger. After some digging I figured out that the two

men, father and son, were criminals, both out on bail for three pending cases. The elder is known for having doused someone in gasoline and setting him on fire, burning eighty-five percent of his body! As you can imagine, that knowledge was frightening. With help, I was able to also find out where these two were likely living.

I learned that they would probably try to sell Stout via one of the La Pulga (flea market) sites online. I relayed the suspected address to the police, but when officers went to the house neither Stout nor the men were there. However, a grandmother was, and she admitted that Stout

had been at the house earlier.

I continued to post on Facebook, asking people to share my post, and we put up posters about Stout's kidnapping. Many concerned individuals and businesses offered their help. Mezcaleria Mixtli and Restaurant Bite each contributed a potential \$200 award, while Chamoy City Limits Raspas food truck offered free raspas to anyone who shared the lost dog post. One of our neighbors even walked up to



Vera Deckard and her dog Stout

President's Report

by Harry Shafer

I had no specific agenda when I became president, preferring instead to become familiar with issues that were current and ongoing. Soon, however, it became apparent to me that the most glaring issues were the new development surrounding King William and expansion of commercial establishments, the consequences of which were parking congestion, safety and enforcement problems, and First Friday. Over a dozen eating establishments are in King William and Lavaca, but few of these have adequate parking options. Thus, many patrons must share parking spaces on the public streets with our residents, creating the congestion. Other important issues that came to my attention were finding a new building for the KWA, repairing and renting the old KWA building, and formulating a plan for our financial future. Committees have been formed to get information and address these pressing issues, as described in previous Newsletters.

The engulfment of King William by growth and development is a fact; we cannot change that. And the KWA cannot solve the problems of parking, transportation, safety and enforcement alone – another fact. We must coordinate our efforts with the City. Toward that end, the Parking and Transportation joint committee with the Lavaca Neighborhood Association has worked tirelessly on the issue of parking, and has gathered information on our streets, conducted surveys of both neighborhoods, explored potential parking options, and explored some solutions.

With the committee findings in hand, we requested a meeting with City Manager Cheryl Sculley to see if the City could work with us on finding parking and transportation solutions. Sculley directed City Center Development & Operations Director Lori Houston to meet with us. Cherise Bell, Rose Kanusky (Committee Chair), Lavaca President Jeff McPherson and I met with Lori Houston and staff on June 9. It was clear that Lori's team had investigated our parking issues, and they came to the meeting to offer some possible options.

Among those are: residential decals like those instituted on Arsenal St.; expanding the event decals currently used in Lavaca to King William; bundling unused city-owned parking lots to be managed by a transportation provider contracted by the city; turning the green space along Cesar Chavez between S. St. Mary's and S. Alamo into a parking lot to accommodate approximately 90 spaces; and exploring locations for parking garages.

KWA asked for a thorough parking and transportation study, something we had previously requested from the City but that yielded little useful information. Both parties are to explore the cost of such a study. We also took the opportunity to express our concerns about First Friday.

A good constructive dialogue has been opened with City, and we were encouraged that they brought some options to the table.



COORDINATORS Susan Athené,
Alan Cash, Bill Cogburn

LAYOUT Angela Martinez
MASTHEAD DESIGN
Roland Rodriguez
MASTHEAD CONCEPT Cherise Bell

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. Editorial guidelines are available on-line at kingwilliamassociation.org.

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The Kalteyer House

Most historic houses in King William are known by the name of the first owner – the builder of the house. Sometimes, that owner might have lived in the house only a short time before moving on. A subsequent owner often established roots leaving a legacy far exceeding that of the house's builder. Such is the case with "The Kalteyer House" at 425 King William.



The Seeling family at 425 King William

A chance meeting with a tourist from Minneapolis has yielded a wealth of neighborhood history and photos. Chuck Gribble and his wife were in San Antonio to visit ancestral sites, one being the house at 425 King William Street where Chuck's grandmother, Paula Seeling Pardo, once lived. Chuck's great-grandfather, Ed Seeling, bought the house in 1907.

George Kalteyer, who built the house in 1891, died six years later in 1897 at age 48. His widow, Johanna, wanting a smaller residence, built the house at 332 King William in 1907 and sold 425 King William to Ed Seeling. Seeling and his family lived in the house for the next 35 years.

Ed Seeling was 21 years old in 1872 when he boarded the ship Weser in Hamburg bound for New York City. After making his way to Del Valle, now a suburb of Austin, Seeling started a general store and cotton gin, eventually moving into real estate. In 1884, Ed married Clara Schuhmann, who was born in Fayette



Paula and Ella Seeling on front steps, 1910

County, Texas of German immigrant parents. Ed and Clara had three daughters: Ella, Paula and Clara.

In 1903, Seeling's fortunes were such that he was able to purchase the famous Driskill Hotel in Austin for a bargain price of \$80,000. Just four years later, in 1907, he sold the hotel for \$100,000. With the profits, he purchased the substantial home at 425 King William Street,

the most fashionable residential neighborhood in San Antonio at the time. Over the next several years, all three Seeling daughters were married on the verandah of 425 King William Street.

After moving to San Antonio, Seeling continued his real estate ventures, notably, Parkview Estates near Bandera and St. Cloud. Today there is a small green space named Seeling Park surrounded by streets named after his married daughters: Lowery, Pardo and Jamieson.

Ed Seeling died January 28, 1938 at age 86. He is buried at St. John's Lutheran Cemetery. His daughter, Clara, and son-in-law, J. E. Lowery, continued to live at 425 King William until 1942.

- Bill Cogburn

Sources: Interview and notes from Chuck Gribble; *The Jamieson Family History* by Tim Jamieson; *Mary Burkholder's The King William Area, A History & Guide to the Houses*. Photos courtesy of Tim Jamieson.

Stout's Incredible Escape

continued from page 1

the men's house to boldly knock on the door and ask for Stout's return. I contacted the Find Sassy Group, and they dispatched a picture of Stout and his kidnappers to many lost animal websites.

A few days into my search, I was messaged at 3:00 a.m. by a local attorney willing to help. It appeared to us that one of the men most likely passed Stout to one of his associates to have him sold, so our mission became to find the seller or buyer of the dog. We weeded through the men's Facebook connections, searching for any recent postings made on Craigslist and various La Pulga sites that fit Stout's description. The attorney and I speculated that Stout may have already been sold, or, in an effort to avoid being found out, the men or friends of theirs might have abandoned Stout in their neighborhood.

Four days after Stout's escape, a woman contacted me saying she had him! Apparently she saw Stout following a random man in the street while she sat outside eating ice cream with her small children. Exhausted and thirsty, Stout walked directly over to her children, lay down and fell asleep. Thanks to the signs posted by helpful neighbors, this lady was able to contact me and return Stout to us.

I was nervous about meeting her. I understood how bad the two men are and how connected they are to that neighborhood, so I couldn't help but think that I was being set up. I made sure to meet her in a public place. Much to my relief, she was genuine. I was so happy she cared enough to take Stout in and to find me.

Stout looked very scared and confused when he first saw me. He was tense when I took him in my arms, but then he smelled me and snuggled his head next to my neck. I could feel him relaxing instantly. He fell asleep on my lap on our way home.

When we got home, he excitedly greeted all of our other dogs. Then he went for my granddaughter's Beanie Baby stash – stealing one is his very favorite thing to do (after Beanie Babies, he especially loves stealing socks and pens). He ended up laying down on his favorite spot, and kept looking at me and wagging his little stub tail while falling asleep. He was super tired the first twelve hours. So was I!

Thanks to all of you who helped Stout get back home!

- Vera Decker

Board Member Nominees

At the May KWA Board Meeting, President Harry Shafer, following the KWA by-laws, appointed board members Bradley Toland and Gary Woods to the Nominating Committee, with Bradley as Chair. At the June General Membership Meeting, KWA members Susan Athené, Roselyn Cogburn and Mary Esther Escobedo were elected by members to also serve on that committee.

The Nominating Committee would like to announce the following slate for the 2015-2016 KWA Board: Harry Shafer continuing as President, Anne Alexander, Cyndee Conrad, Patrick Conroy, Beth Davis, Patricia Duarte, Josephine Botello Garza, Annice Hill, Curtis Johnson, Charlotte Luongo, Phil Parsons, Ethel Pedraza, Jessie Simpson, Bradley Toland, Christine Viña and Gary Woods.

Election of the Board will take place at the September 2, 2015 General Membership Meeting.



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Five Reasons to Leash Your Dog

1. It's the law. This reason should be a no-brainer. Every time you let your dog run off leash on public property (outside of a dog park), you are breaking the law. Specifically, you are violating City Code 5-19, and that could result in a fine up to \$500.

2. Your dog doesn't know to look both ways before crossing the street.

Dogs love to chase things: cats, squirrels, bicyclists, you name it. And when a dog spots one of these enticing targets, they will not pause to check for oncoming traffic before they dart after it. This is why over one million dogs are hit by cars every year.



Sirius says, "I don't like it when off-leash dogs get in my face!"

3. Just because

you're dog is friendly doesn't mean other dogs are. For example, my dog does not take kindly to a strange dog rushing up to him and getting in his space. And my dog is an 80 lb. German Shepherd. He is very capable of doing real damage to your dog. I don't want this to happen any more than you do. So it is your responsibility to make sure your dog stays away from my dog (and other dogs like mine) when we are out on a walk.

4. Your dog is not as well trained as you think. Out of the hundreds of times I've seen dog owners trying to recall their unleashed dogs in a public park, I've only seen it work once. When dogs get excited, they will not listen to you. That part of their brain simply turns off. Unless you are a master dog trainer, never think your dog is truly under voice control.

5. Didn't your mother teach you manners? Frankly, it is selfish and irresponsible to subject other people to your off-leash dog. A lot of people are very fearful of dogs. Other people are frail and can be injured by a jumping dog or by their own dog yanking on his leash when a strange dog approaches. By breaking the leash law, you are saying that your wishes are more important than the welfare of your neighbors.

So, thanks for keeping your dog on leash!

- Charlotte Luongo

New Business Update

Some of you may have heard about a bar or restaurant that is planned for the windowless law offices at the corner of Madison and St. Mary's (803 S. St. Mary's). The King William Association has protested the issuance of a Mixed Beverage and Late Hours permit by TABC for the property. The neighbors of the proposed business and representatives of the KWA held a meeting on May 26 to discuss the plan and neighbors' concerns.

The KWA then met with the operators of the new restaurant, and has reviewed their plans. The operators have demonstrated good will in changing some of their plans to alleviate the concerns of many of the nearby neighbors, including eliminating their plans for outdoor seating in the parking lot. However, some unresolved issues remain.

The Association is continuing to work toward finalizing an agreement with the tenants, and hopes to work with the landlord to make our final agreement enforceable regardless of a change in occupancy or ownership of the property.

Our goal is to have an agreement that allows the new restaurant to thrive, and protects both the residential character and quality of life on Madison Street for the future.

Please contact the office if you have any questions or would like to get involved.

- Patrick Conroy

Newsletter Improvement Plan

Do you have a story to tell? A neighbor to praise? News to share? A general interest column to launch? Submissions and contributions to the KWA newsletter are welcome! Please send to info@ourkwa.org.

Out in the Garden

with Alan Cash

If you have a sprinkler system that is set on automatic, you may want to operate it on manual for a time to conserve water. Lawns staying too wet can promote diseases in the grass. A good rule to follow is not to water until the grass shows your footprint when walked over in early morning.

A historical note: Many of us have driveways that are lower than the adjacent yard, making it difficult to water the edges without the water running into the driveway and out to the street. This can possibly be the result of what was a common practice, especially in the 1950s. In early spring each year, dump trucks would go through neighborhoods with signs saying they had good farm soil for sale. It was thought that this was a good way to enrich and fertilize yards. It didn't take but a couple of years for the condition to develop that we now see. The moral of this story is to only add topsoil to the lawn to fill low spots and feed with an organic fertilizer about two to three times a year.

Take a look at 521 Wickes St. Here is another xeric garden to get ideas from.

Mike Shoupe, owner of the Antique Rose Emporium in Independence, recently gave an informative talk on old garden roses at Villa Finale. Two points he made about cultivating roses were that October is the best month to plant roses, and to leave them alone from June to September. Then trim them to promote fall blooms.

Garden Note: Cultivate a garden for the nose.



We Call It the “King William Regatta”

All neighbors are invited to participate in King William's traditional July 4th celebration of our river and our passion for the eccentric and offbeat. On that morning, neighbors gather at the Nueva Street floodgates of the San Antonio River in their canoes, kayaks, paddleboats and other vessels. Some participate in the canoe race, some participate in the one-person kayak race; most just come for a leisurely paddle through our neighborhood.

All participants should be in place in the river by 10:00 a.m. sharp! The paddling will begin promptly. We will have two races: the canoe race is for canoes with a maximum of two paddlers, and the kayak race is for one-person kayaks. All other paddlers will participate in our leisure-class event.

Races end at the pedestrian bridge at Johnson Street. The winner of each race will be awarded the travelling trophy for the coming year. If you have the trophy from last year, you already know that you are responsible to have it engraved and delivered to this year's event.

All paddlers, kids, dogs, boats and floats are styled-out in their best stars-and-stripes decorations. Each participant is a contestant for our “Style Award,” another traveling trophy that emphasizes the stars-and-stripes theme of our regatta. Restraint on costumes and decorations is not encouraged! The zanier, the better. Trophies will be bestowed at the KWA social that follows the regatta. This will be the thirty-something-eth year for our regatta and each one has been fun.

If you would like to participate but lack a canoe or kayak, the S.A. River Authority recently published rental sources: Texas Pack and Paddle (210) 857-2565; Mission Kayak (210) 849-2958; and SUPSATX Paddle Boards (210) 850-2210. (Sorry, S.A. River rules prohibit intentional contact with the water, so no inner tubes.) Sometimes neighbors are willing to lend an extra canoe or kayak.

Hope to see you on our river for another festive Fourth in King William!

- Marita Emmett

If you want to participate or ask questions, or if you want to lend or borrow a canoe, please contact Marita Emmett, Commodore of the King William Yacht Club, at marita.emmett@gmail.com or call 223-2628.

SAPD Central SAFFE Unit Contact Info

Main office: 207-7413

KW SAFFE Officers on patrol:

Officer Robert Esquivel Officer David McCall
Tel: 207-7413 Tel: 207-7413

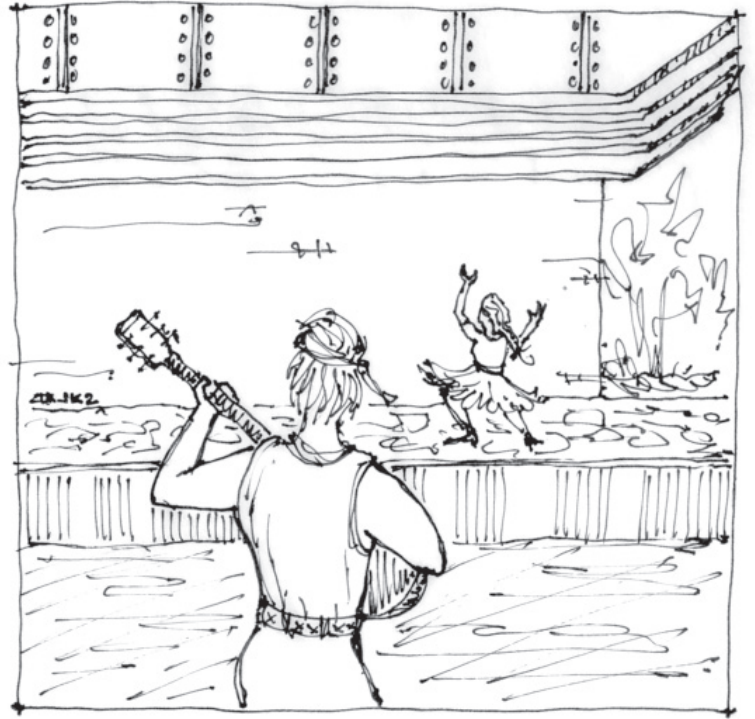
City Lights

I was walking downtown on the River Walk approaching the bridge that I consider to be the northern gateway to the neighborhood, at Cesar Chavez Boulevard. Rounding the corner I heard, and then saw, a young woman seated on a folding stool playing a mandolin and singing an old bluegrass folk tune. Her voice was clear and really beautiful. She'd chosen the location under the bridge and at the water's edge for shade and for the remarkable acoustic effects that seemed to amplify her voice – the reverberation was as good as a concert hall.

I've noticed a number of musicians have made the same discovery, and I'm coming to expect a surprise concert every time I go for a walk. A young fellow with a tenor saxophone has used the same spot, but on the opposite bank, as his personal rehearsal hall. Other bridges in the neighborhood have hosted a cappella singing groups and another young woman trilling opera arias.

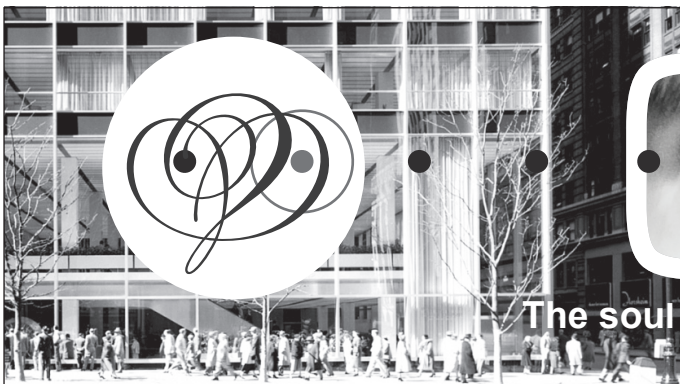
One of the best things about the summer for me is the concert series that the King William Association stages at the grassy natural amphitheater next to the Guenther Street bridge. The massive vine-draped retaining wall on the opposite side of the river performs the function of a concert shell on a stage, focusing the sound toward the audience. The aural experience is much enhanced by running bare feet over the beautiful green lawn. And sipping wine.

I'm delighted with the kinship between our wonderful neighborhood and music. Strolling through King William's shady streets or lolling on its verdant banks seems to demand a score to accompany the activity. I half hope to encounter the shade of the great Mexican composer Revueltas, who was a neighbor early in the 20th century. I'm sure he's listening under the bridges, too. The breeze from the river is a kind of sound sys-



tem and brings with it the distant tolling of bells on Sunday and occasionally something to support a drowsy mid-day back porch reverie. I was enjoying the zephyr and watching it toss the pecan trees canopies while its parent Aeolis was blowing white clouds across the sky. I was thinking the view could have been the same in 1900, and then somewhere up the street, out of an open window, came the faint echo of that very time, someone was playing ragtime on a recording that captured all the pops and hisses of a gramophone. It's not so much that time stands still in our neighborhood, it is that it loops back and forth over decades and even across two centuries on the smooth lubrication of music.

- Michael Guarino



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2015 KW Fair Art & Craft Awards

Best Booth Display: Martin Rangel

Martin Rangel earned a Bachelor of Arts degree in Art the University of the Incarnate Word in 2013. His work straddles the concepts of representation and abstraction. Rangel is fascinated by iconic people and symbols of different generations past and present, and how they evoke different meanings in different people. Images contained in his works include a mountain in Monterrey, Mexico, a bottle of Mexican Coke, the Virgin of Guadalupe, Bruce Lee, Mission San Jose, Diego Rivera and Frida Kahlo, to name a few. Martin is continually striving to become the best artist that he can be, constantly searching for the transcendent connection between art and its ability to evoke memory and emotion.

To find out more visit emmanuella.com.



Best Fiesta Display: Nicole Gonzales, Sweet Craft Jewelry



Things to eat that you can wear! Conchas, avocados, maranitos, cupcakes, pizzas, fruits, muffins, corndogs! Nicole Gonzalez, a 26-year-old native San Antonian, started Sweet Craft in early 2013 and hasn't looked back. As a baker, she thought a pair of cupcake earrings would be a great accessory. Once she started wearing them, requests came in from people who wanted their own. Eventually Nicole quit real food baking and became a miniature food jewelry baker. The whole line is designed after many foods and sweets, each hand sculpted by her out of polymer clay. Nicole loves her work and considers the tiny creations her muse and her passion.

To see her sweet work visit etsy.com/SweetCraftJewelrySA.

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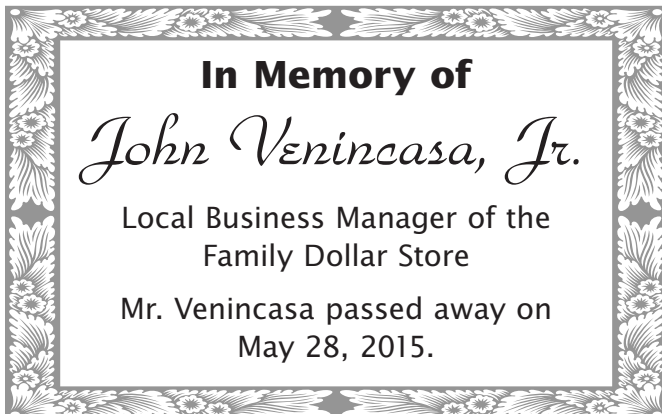


Best in Show: Texas Photomontage, Carl & Elizabeth Crum

Carl and Betsy Crum vividly capture the pop-culture icons of Texas. Their mission is to create art based on the signs, landmarks, terrain and ingenuity of the people of our state, showcasing the vintage and historical side of its past. Since its inception in the early 1990's, the Photomontage series has grown to include Austin, Bryan and College Station, Dallas, Fort Worth, Houston, San Antonio and Big Bend National Park. All prints are signed and numbered by the artists and are a limited edition. Their work has been featured in Texas Monthly, The Star Times, San Antonio Home, Austin Monthly, 360 West and the Ft. Worth Star Telegram.

To see their work visit texasmontage.com.

- Zet Baer



The Little Street That Couldn't

On the afternoon of June 1, I spotted a peculiar sight. Two City of San Antonio engineers were wandering up and down W. Sheridan Street, scratching their heads and looking extremely perplexed.

I knew exactly what had the Transportation and Capital Improvements engineers so baffled. They were trying to figure out why Sheridan, which the City just resurfaced last year, now looked as collapsed and rutted as an Old West wagon trail. And I also knew what had caused all the damage. The culprit was VIA's bus 46, which was rerouted to Sheridan on February 2 due to H-E-B's closure of S. Main Avenue.

I went over to chat with the engineers and was greeted immediately with a question: "Do you have any idea who decided to send bus 46 down Sheridan and why?" It spoke volumes that a City engineer had to ask that question of a resident. Fortunately for him, I did have an idea, and the discussion that commenced revealed just how many policies and procedures both the City and VIA ignored when they agreed to hand over a block of S. Main Avenue to H-E-B.

VIA initially considered sending bus 46 down Arsenal St. However, after the City added bike lanes to Arsenal, there was no longer adequate room for the bus. VIA then decided to move bus 46 to Sheridan without informing the City. This was an unfortunate decision because Sheridan does not have the infrastructure to support the weight of a VIA bus.

I figured that since I was already giving background information, I would go ahead and give the engineers the full-on "King William history buff" treatment. I explained that the street has existed since the late 1800s. It was originally a dirt road named Lee, but by 1894 when the Devine Homestead was subdivided into a neighborhood, the street had been renamed W. Sheridan. The street crossed over both an acequia and the San Pedro ditch. When the street was given a gravel base and paved in the mid-1900s, the acequia and ditch were paved over as well.

I was hoping that my rendition of the street's history didn't bore the engineers too much. As it turned out, the information about the San Pedro ditch really caught their attention. They went and checked their maps. When they returned to the site on June 9, they told me that the buses' weight was causing the street to buckle over the ditch, which now was part of the City's sewer system. In their opinion, the bus route will need to be moved. So, bus 46 riders should stay tuned. You're about to get rerouted again.

- Charlotte Luongo

Getting to Know You

I've been a member of the Board of Directors of KWA for almost two full years. Upon reflection of my experiences, the best part has been getting to know people, both new folk and those I had known just a bit. I have seen the passion and the commitment of time and effort that my fellow board members bring to the table. One really has to walk with the members to know the scope of the experiences and knowledge that each individual shares every month.

Executive Director Cherise Bell has been an effective and enthusiastic leader. After my election to the board, she suggested that I become the Chair of the Publicity Committee. Okay, what in the world would that entail? There wasn't a guidebook available. However, Cherise gave me some information about PR and a list of event calendars. My work was cut out for me.

KWA and the Cultural Arts District plan a lot of events for both our neighborhood and beyond. I kept busy, building my list of contacts for press releases and for the many online event calendars. The process got easier and more streamlined for each event. I learned a lot and hope that my efforts have been effective in raising awareness in our community.

Of course, there were meetings to attend and they were run with efficiency and led to many successful actions. There was the monthly General Membership meeting to attend and a monthly board meeting. Very few extra meetings were added and some business was conducted via e-mail. My publicity efforts were mostly done on my own time after some short meetings to gather information from the event planner.

In my second year, I became a member of the Executive Committee, acting as Secretary. That added one more (short) monthly meeting and additional time spent typing up the minutes. I had plenty of guidance to prepare me for that role and I know Roberts's Rules of Order better now. I like to think that I made a positive contribution in each of my roles. That is a very good feeling.

I appreciate the leadership of the two Presidents of the board that I have worked with, Max Martinez and Harry Shafer. We have dealt with some difficult issues for our neighborhood preservation organization. We have tried to always keep focused on our mission, and we treat each other with respect. Not all decisions are unanimous, but we are kind to one another. This is very important to me in any organization that I have ever been involved in.

As members of the board, we are all encouraged

to volunteer for special projects, especially on the Fair. I believe that is a very "fair" request. That event is planned with much precision and so many volunteers. It was fun being more involved with it this year than I was in the past, awesome to see the machinery work so well and successfully.

New board members are elected annually. Some will be asked to serve and all members will have a chance to vote on new leadership. My hope is that you will have a greater understanding for what the job entails. You can be assured that your directors donate many hours and laudable efforts to see that the mission of King William Association is advanced. I also thank all of the membership and the neighborhood for their support and concern for historic preservation.

- Nora Peterson

April Showers Bring... Weeds?

Spring brought much-needed rain to our area. Of course, this results in fast-growing grass and green lawns...which means mowing your yard more often. Allowing grass to grow over 12 inches can create safety and health hazards for you, your family and your neighbors. It is also a violation of City Code (Sec. 14-61) and will lead to a notice being issued.

Code Enforcement is here to serve our community. If you have any compliance issues, there are several ways you can let us know: Call 311, download the free "311" app onto your smart phone and visit our website (click on "Online Code Enforcement Request" icon on right).

Please continue to send your comments, ideas and suggestions to us at CodeConnection@sanantonio.gov

- Michael Shannon PE, CBO
Assistant Director, Field Services
COSA Code Enforcement & Building Inspections

Excerpt from May/June 2015 Code Connection newsletter

2015 – Year of the Volunteer

Annicie Hill and her husband of 45 years, Keith, used to live in a gated community where they did not even know their neighbors. Having just completed a house remodel, Keith came home one day and announced he would like to live a more urban lifestyle like walking or biking to a restaurant. Stunned at first, Annice thought, why not! Their search led them to King William in 2009. Within a short amount of time of moving into the St. Benedict's Lofts, they joined the association as a way to keep up with happenings in the neighborhood and to meet their neighbors.



While reading the KWA newsletter, Annice saw an advertisement seeking a volunteer for the Fair Food Chair. As a mother, grandmother, food enthusiast and former catering business owner, Annice knew she was the right person for the position and that she could get her new friend and neighbor, Ginger Ardid, to volunteer with her as co-chair.

From 2009 to 2014 the "Spice Girls" handled the food booths for the Fair. Annice had to go it alone in 2015, but says, "Volunteering is lots of work but very rewarding; my happiest moments are when I am thinking of others."

When asked to be on the KWA Board in 2013, Annice was glad to contribute her time. As a renter, she represents an important part of our community. She said, "There are a lot of renters in the 'hood, even in some of the big houses. I love the hood and want to contribute." She is also the KWA Membership Chair and initiated the Business Sponsor discounts which members enjoy with our local businesses.

Through the years Annice has joined many clubs following her interests of gardening, embroidery, needlepoint, golf, plus the PTA when her children were young. She often held leadership positions and would help with fundraising. Annice brings positive energy and expertise to the King William Association, and our neighborhood.

Thank you, Annice!

- Cherise Bell

Summer in Southtown

School's out for summer! Summertime often means fun time and family time, and time for our kids to explore. Part of what they explore is who they are, what they like and dislike, and what their place in this world will be. It is a time of adventure and discovery.

Spend some time with your children this summer, letting them be themselves. You get to be yourself too. Think of creative ways to express yourself and follow up on interests your child may have. San Antonio and Texas have a wealth of opportunities for families to explore. Zoos, parks, museums and road trips are a great way to spark a child's interests and explore things which your child already finds interesting. And don't forget the library. San Antonio's public and electronic libraries have thousands of volumes in Spanish and English, for children to explore. "Read, read, read! ¡Lee, lee, lee!"

In the spring of 2015, we saw the completion of the construction of our new middle school building and the inauguration of the black box theater as a venue for the King William area performing arts. It has been a long time coming, but our middle school now has an excellent, state of the art facility for instruction, investigation, expression and performance. Our eighth graders, who have waited so long for this dream to come true, were able to finish the school year in the building and contribute to several performances in this last year of their Bonham experience. Partnership with the King William Association has made Bonham Academy a model school for fine arts, science and languages.

This fall, Bonham Academy will complete all phases of the 2010 SAISD Bond upgrades. Currently the 1889, 1910 and 1996 buildings are being renovated with air conditioning and electronic improvements. Before the end of 2015, the bulk of the work on our beautiful school will be accomplished and landscaping will top off the final touches to this new phase in Bonham's c. 125-year history in King William. We look forward to 125 more years of academic achievement and pride at Bonham Academy.

- Will Webber
Principal, Bonham Academy

Property Appraisals for 2015

It's been some time since there has been significant interest in property appraisals for the King William District. However, with the return of overall economic health, continued growth in Texas and San Antonio, and significant emphasis on development of the urban core, the unfortunate result is this year's property tax appraisal values.

The appraisals process is administered on the county level by the appraisal district, but overseen on the state level by the Texas State Comptroller. Bexar County Appraisal District determines a fair market value for a property based on all available information, and is mandated by state law to accurately revise it yearly in the appraisal process. Upon sale of a property, BCAD has access to MLS material, as well as banking and financial information to estimate a sales price.

The BCAD is much better at determining residential property values than commercial properties, for a number of reasons. The sale price becomes the new fair market value for that property. Appraisal increases are driven by improvements on a property, and the overall prosperity of the neighborhood seen in increasing sales prices for similar properties. In newer developments, valuations and increases are more easily assessed related to similarity of properties. Our homes display an extreme diversity in age, size, construction, maintenance and modifications, and make King William one of the most difficult neighborhoods to accurately assess. Appraisal increases can be more subjective and difficult, occasionally subject to significant error.

The Comptroller's office assures the Appraisal District is doing its job by reviewing all home sales, and conducting a Ratio Test, which is the sales price divided by the county appraisal. If an appraisal district value is not within 5% of the actual sales price and fails the Ratio Test, entire neighborhood valuations can be significantly adjusted, or school district funding can be withheld.

Sale prices of King William homes continue to increase above appraised values. Data available shows 63 homes were sold in the last three years, with an average 37% increase over the existing BCAD appraisal. Some homes have sold for more than 75% above valuations.

For the area north of S. Alamo, 120 properties saw an average increase in total valuation of 20%, with the range of increases from -8% to 73%. The area south of S. Alamo saw an average total valuation increase of 25%, ranging from -12.5% to 233%. The Arsenal section saw overall valuation increases of 12%.

There remains some good news for senior citizens and persons with disabilities: a property owner may have an increasing appraisal, but in the absence of major improvements, the tax ceiling is frozen at age 65 for more than 90% of the tax bill. (Portions going to SA River Authority and the Bexar Hospital district reflect the actual appraisal and are not frozen.) I encourage all neighbors to stay engaged and protest as appropriate. For the rest of us, if you reside in your house, file the homestead exemption.

We must all remain active and informed. The BCAD has largely shown a willingness to work with our neighbors to achieve compromise. Protests should be filed, and the BCAD officials want to hear from us where appraisals are wildly off the mark (such as significant increases in valuations when homes don't have air conditioning, or outdated electrical, or no modifications with a 45% increase).

Additionally, we should encourage our elected state officials to undertake an examination of our tax process. As it stands, commercial properties greatly benefit from a lack of accurate sales data, and bring significant legal resources to protest their commercial appraisals, reducing the fair market value of their properties. They then pay less in taxes. Since the state must have certain tax revenues generated, residential properties are forced to pay a larger portion of the state tax burden. Commercial properties should be held responsible to pay their fair share of property taxes.

- John Doski

Congratulations Sergio!

Brackenridge High School senior Sergio Arambula is one of eight SAISD/NEISD college-bound students to win the prestigious Gates Millennium Scholarship. This generous award funded by Bill and Melinda Gates Foundation covers any unmet costs of college through graduation for 1,000 minority student recipients nationwide.

Arambula, a Brack valedictorian, plans to attend Brown University to study chemical engineering, get his doctorate and conduct research in natural sciences.

Way to go, Sergio!

- Bill Cogburn

Source: San Antonio Express-News staff writer, Jeremy T. Gerlach

Historic Preservation 101: Local Tax Exemption for Substantial Rehabilitation

The Office of Historic Preservation (OHP) offers owners of historic properties a Local Tax Exemption for Substantial Rehabilitation. The tax exemption is available for designated landmarks and properties located within a historic district that undergo a substantial rehabilitation. Improvements that extend the life of the building, such as roof replacement, foundation repair, structural work, electrical, mechanical, plumbing and various exterior repairs qualify for the program. Other improvements such as interior work will be considered upon commitment to complete structural work.

The application process has two parts: Certification and Verification. Certification must be applied for before any work begins. After work is completed, the project is verified and the exemption goes into effect during the next taxable year. There are two types of exemptions a property can receive: a 10-year tax freeze on City property taxes only (does not include school or other taxes) at the pre-rehabilitation value of the building only, does not include land value; and a 5 Zero/5 Fifty tax freeze, which allows no City property taxes for five years and 50% of the post-rehabilitation value for the next five years. Commercial properties are only eligible for the second exemption.

The tax exemption for substantial rehabilitation remains with the property regardless of ownership or sale during the granted time period. Therefore, it can be used as a marketing tool if the property is available for purchase.

A good example of a project that took advantage of this incentive is located at 524 E. Guenther. The property owner leveled the foundation, repaired and painted the exterior, installed new plumbing and central AC, rewired the house, insulated the attic, refurbished the interior wood floors, replaced all tile floors, repaired all wood windows and screens, remodeled the kitchen and bathrooms, repaired and painted the garage, and installed a new foundation slab for the garage.

For more information, contact OHP staff at 215-9274 or visit www.sanantonio.gov/historic.

- Adriana Ziga
COSA Office of Historic Preservation



Janie Barrera and the tragic fallen oak.

Loss of a Neighborhood Monument

The photo above shows neighbor Janie Barrera at 228 Washington St. in front of what was left of a very large red oak tree that for decades had shaded her entire front garden. The trunk was several feet in diameter.

Janie said she was standing on the front porch on the morning of April 24, the day before the King William Fair, when the tree just leaned over and almost blocked the entire street. Unfortunately, it also fell on one end and corner of her porch and home. Luckily, the limbs blocking the street were removed in time to set up Fair booths, and the remains made quite a show for passing Fair visitors the next day.

Janie plans to have furniture made from most of the wood, including a long table from the trunk.

- Alan Cash

Certificate of Excellence

For the second year in a row the King William Historic District has been awarded Trip Advisor's "Certificate of Excellence." This award is earned by getting consistently great reviews from visitors.

Thank you to all who help make our neighborhood a great place to live and visit!

Bonham Teachers Receive Innovation Grants

Despite the struggle to stay organized (and sane) through all of the construction and compromised space on the Bonham Academy campus during the 2014-15 academic year, two educators were able to earn SAISD Foundation Innovation Grants of \$5,000 that will benefit the entire Bonham Academy community. Both Holly Clifford and I will be able to use our grants to purchase equipment that will enhance the learning experience of our students.

As a core curriculum teacher, I realize that many students' learning suffers due to the sedentary setting of my classroom. They especially suffer when I am one of the last classes of their academic day. Indeed, by the time my 11-year-old 6th graders arrive for my English Language Arts class after lunch, their attention span is, to put it mildly, short. Though students do move during their passing periods throughout the day, the vast majority of students spend their day sitting down for long stretches.

In writing my grant application, I researched studies by a Texas A&M professor that helped me understand the connection between being able to stand-up and "fidget" and better mental processing. In many cases, simply standing and fidgeting can make a child healthier. What this all means is that now that I have a new, larger classroom in the middle school building, this fall I'll furnish my classroom with up to 20 standing desks, complete with a "fidget bar." Also written into the grant is a system of rewards for students to get moving during our five-minute passing periods. With this age group, the more physical movement, the better the mental processing and learning that occurs.

As is the case for ELA, our Theatre teacher, Holly Clifford, has done exceptionally well over the years in a traditional classroom. But now, thanks to the insistence of the Bonham Academy teachers, administration and community and the 2010 SAISD Bond,

Ms. Clifford has a theatre for a classroom. Our black box theatre is now operational, but has very little equipment, such as lighting, sound, seating and the computer system it takes to run all of these pieces. Essentially, with the exception of a few lights, our black box is empty of equipment, but full of potential and creativity.

With her grant, Ms. Clifford can get started toward her goal of ultimately raising \$32,000-\$50,000 to fully equip this theatre with appropriate lighting, sound and seating. Second through eighth grade students benefit from theatre arts instruction in this new space, using their imagination to understand characters, blocking, set and costume design, lighting and sound design, and collaborate to build whatever they imagine; truly life-long skills. Students write and direct plays, prepare for UIL One-Act competitions, and perform for fellow students and the community.



Bonham Academy students in the new black box theater's debut performance of Holka Polka.

Perhaps some of you saw "Holka Polka" during the first week of June? The lighting and sound, including an Apple computer, were temporarily loaned by Brackenridge High School and Trinity University to ensure the production would come to performance for the community. The parents and community members who made this happen worked with Ms. Clifford for the two weeks she was in the building prior to the performance. However, by the end of the day on June 4, the lights and computer were already packed up and delivered back to the lenders.

Both of these grants serve our community well. As next year begins, listen for updates on both of these grants, as well as more to come. Teachers, parents and community members are what make our campus stand out in the city and in the state. Your continued support and encouragement are always gratefully received, so please reach out.

- Nathan Busse

Parking/Transportation Committee Report

By the time you read this, your parking and transportation committee will have finished its survey, held a joint neighborhood meeting with Lavaca, and met with more city and county officials. As I write this article, however, the survey is still open. Rather than wait for the June 15 closing date, I snuck a peak at the survey results and was fascinated by them.

First, to those who questioned the design of the survey and its psychometric properties, I say, "Get involved." From time to time, KWA volunteers have conducted surveys. Wouldn't it be great if we knew which neighbors were willing to provide expertise on survey design?

As it turned out, KWA mirrored its survey on the one conducted by the Lavaca Neighborhood Association, which is partnering with us on the parking and transportation committee. Yes, LNA beat us to the punch. Because we are working jointly, comparable questions for the initial survey were important to us.

LNA had 70 respondents, and KWA will have over 150. With neighborhoods of approximately a thousand addresses each, do you think our results are statistically significant? If not, we're still pleased with the outcome.

I didn't expect any new ideas or proposed solutions to surface from the survey, so I was surprised to see a few. One interesting idea was to eliminate parking on the streets overnight, but I think the people that proposed this idea don't realize that a number of neighbors have no driveways and have no room to install them.

Then there are neighbors with more cars than space in their driveway, either because of the number of adults living in the household or because the home has an apartment. On the flip side, there are residents with driveways who do not use them.

Another interesting idea that seems like a nonstarter is to forget any new regulation and focus solely on enforcement. Of course, the committee and our executive director have been asking for more enforcement, but enforcement alone is probably not enough when the number of cars continues to grow.

The majority of our historic streets were built before a 20-foot fire lane was a concern. That safety requirement is non-negotiable. Most likely, we need a combination of adequate enforcement, shared parking, a parking garage and parking alternatives like bike racks. The committee is not proposing any one solution. We want the professionals at the City to figure it out.

- Rose Kanusky, Chair

Planting Strip Solution

Oh that pesky planting strip! You know, that area between the curb and the sidewalk. I find it bothersome. I have a xeriscape yard and use pecan shells for my mulch. Now mulch does not stay put in the planting strip and I don't have a lawnmower, "so what's a girl to do?"

According to the City of San Antonio Historic Design Guidelines for Site Elements: "Replacing lawn with pavers, rock mulch, or raised planting beds in planting strips detracts from the character of residential streetscapes and increases stormwater runoff. Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design."

For years I had been ignoring this patch of land, because I could not find a solution that was pleasing to my design aesthetic, and that followed historic preservation guidelines and was easy to maintain. This past year I learned about a "weed" – that's right a "weed" – which is actually a Texas native plant, and yes, one can buy it at a garden store: Horseherb (*Calyptocarpus vialis*).



Horseherb (photo above) is a perennial ground cover that grows in part or full shady areas and can be mowed. It has 1-inch long leaves with tiny yellow flowers, grows to 8-10 inches high, and has stolons (runners) that help it cover the ground. After the first growing season, Horseherb should survive on rainfall as it is drought resistant.

With all the rain that fell in June, my planting strip is almost completely covered with Horseherb!

- Cherise Bell



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Stout the Intrepid

July Calendar

- 4 King William Yacht Club regatta – Launches at floodgates beside Nueva St. – 10:00 a.m. sharp!
- 4 KWA Summer Social – Upper Mill Park – 11:30 a.m.
- 6 KWA office closed
- 14 Deadline for August KWA newsletter
- 15 KWA Board Meeting – 6:30 p.m.
- 23 National Hot Dog Day
- 31 National Mutt Day