

**King William Association** 

Volume 11, No. 5

June 2015

### 2015 Best Fair Ever!

nd just like that, another Fair has come and gone! Our new location in the Fair for zone made easy response on Fair day. Kudos to the KWA Board of Directors for making the move. The 2015 Parade was one of the best yet. Sue Duffy and John Doski went above and beyond to bring in exciting, engaging and artistic new And they entries. stepped off at 9:07, even with the early morning storms.



Thanks to Curtis Iohnson for

Jeremy Nelson, 2015 Fair Chair

lending his driveway for a new stage on Madison Street. The stage and the food trucks on King William St. helped to bring attention and foot traffic to that part of the Fair. Our Art & Craft vendors were fantastic in quality and variety this year. Our attendance and profits were up. All in all, a huge success!

Whether you actively volunteered or simply dealt with some of the inconveniences surrounding Fair Day, I want to say thanks to all for helping us, once again, showcase our neighborhood during Fiesta!

The success of this year's Fair would not be possible if not for the dedication and hard work of our



innumerable volunteers. sponsors and staff. In particular, I would like to praise our Fair staff of Zet Baer, Carol Jackson, Monika Perez-Moad and Sveira Budd. and KWA Executive Director Cherise Bell. (Also, next time you see Cherise, don't forget to con-

The shy and retiring Cherise Bell

gratulate her on winning second place in the Fair's first-ever beard decorating competition!) It's hard to impress upon someone just how well orchestrated the Fair really is until you see it all come together firsthand. I am continually amazed at the professionalism and level of detail our staff puts into the planning and execution of the KWA's most important event.

Viva Fiesta!

- Jeremy Nelson, 2014 & 2015 Fair Chair

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Jeremy and his wife Alexis will be moving to her new post in Hershey, PA this month. We send them our best wishes for success in their new home. We will miss them, but hope they make it back to visit our neighborhood soon!

### **President's Report** by Harry Shafer

he 2015 King William Fair was a tremendous success! Despite the early morning thunderstorm, the parade departed on time, the sky cleared, and the temperature rose. When I walked out at 6:00 a.m., there was much concern in the Fair zone with standing water, collapsed booths and uncertain weather. The first Fair staff member I saw out at that time was Fair Coordinator Carol Jackson in her husband's golf rain suit directing sponsors and vendors at King William Park. At 8:30 a.m., Sue Duffy was the drill sergeant on Eagleland getting everyone lined up and all of the floats and folks in position to start the parade. It started on time with the Brackenridge High School band leading the way, and was royally greeted by the many parade watchers throughout the route.

By 10:30 a.m. after the parade, the Fair zone was guickly filling up. At day's end we not only had a very successful event, but also surpassed the amount earned over the past several years. By Sunday noon, the Fair zone was so amazingly clean that one could hardly tell there had been about 30,500 folks here the day before. Kudos to the Fair staff, Zet Baer and Carol, Cherise and Monika, and the many volunteers and vendors who participated this year and made the fair such a great success.

There was so much energy generated around the KWA office by the Association and Fair staff during the weeks before the event. It is an exciting time, but the staff often spends late hours in preparation. I was very impressed with Zet's organization and timely coordination of the staff, volunteers and contractors. It takes true teamwork in the Spurs sense – professionalism and downright hard work by many to pull the Fair off each year. KWA residents can be very proud of the effort everyone involved put forth. We are an envy of every other historic neighborhood. I know, because I have often been asked by people from other historic neighborhoods how they could create fundraising events to support their associations.

Now the task at hand is to work on the various programs that put the Fair income to good use. Beth Davis has prepared this year's grant application. Volunteers are needed to help evaluate the grant proposals submitted. Please consider contacting Beth to get involved with this great neighborhood project. We want to be good stewards of the funds that the Fair brings in, and support as many worthy programs as we can.

Kudos also goes to our District 1 Councilman Roberto Treviño, who was recently elected. Councilman Treviño has shown his support for our concerns with crime, and is working with us to address the parking congestion and traffic issues. Officer McCall has been very responsive to calls and notices of infractions and criminal activity, and we should not hesitate to engage him on these issues. We certainly appreciate his service to our community.



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 online at kingwilliamassociation.org.

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## The Max Mayer House

o you recognize this intersection? I didn't until I saw the Tower Life Building in the background in one of the photos. The Yates Laundry and Dry Cleaning establishment sat on what would become the old Univision property at the corner of S. St. Mary's and Chavez Blvd. where today, the

350-unit Élan Riverwalk is being built. The top photo was taken at the corner of S. St. Mary's and Chavez looking north on S. St. Mary's. The second is looking west on Chavez Blvd.

The stately Mayer house appearing in the second photo was located on the current site of Pedro Huizar Park and extended well into the current side vard of the Wulff House grounds, headquarters current of the San Antonio Conservation Society. When the Mayer house built. was it was described as being on the corner of Martinez and Garden Streets. but had an address of 101 King William Street. A hundred years ago, Martinez was a short street about three blocks long running from the river to S. Martinez was Alamo.





eventually incorporated into Durango Blvd. in the 1960s during HemisFair construction. In 2011, Durango Blvd. was renamed Cesar Chavez Blvd. Much earlier, Garden Street had been renamed S. St. Mary's Street.

Maximilian Barnhardt Mayer was born in Darmstadt Germany in 1861, and came to the U.S. in 1877 at age 16. From 1878 to 1896, Mayer worked in merchandising and manufacturing, eventually becoming co-owner of the firm Mayer & Adler. With the purchase of the Horner Saloon at 324 W. Commerce in 1896, Mayer entered into the wholesale liquor busi-

o you recognize this intersection? I didn't ness in which he was engaged for the rest of his life.

In 1885, he married Maria Helene Wulff, the fifth child of Anton Frederick Wulff. On February 2, 1902, Helena Wulff Mayer purchased lot A-1, NCB 894 from her father's estate, the lot being between her father's house at 107 King William Street and the north corner

of the block.

1904, In construction began on the Mayer house. Architect Harvey Page designed a colonnaded facade with two walks - one extending to King William Street, the other to S. St. Mary's Street. When Mayer died in 1921, his estate passed to his wife Helene, and the house remained her property until her death in 1932.

1964, In after vears of neglect deterioration, and the house was sold to Local #14 of the United Brotherhood of Carpenters & Joiners of America. In 1966. with the advent of HemisFair, several feet on the north side of the Mayer lot was sold to the city in order to construct Durango Blvd. Soon thereafter,

the house was demolished and the entire lot was paved over for HemisFair tourist parking. Finally, in 1974, UBCJ sold the remainder of the property to the San Antonio Conservation Society and it is now incorporated into the Wulff House grounds.

- Bill Cogburn

Sources: Archaeological investigations at the Mayer House by James E. Ivey – UTSA Center for Archaeological Research; photos courtesy UTSA Libraries Special Collections; SAPL Texana Room archives.

### Who Are We? The Demographics of King William

s Michael Guarino mentions in his column on page 5, last year the City's Office of Historic Preservation commissioned Donovan Rypkema, principal of PlaceEconomics\*, to create a report on the value of historic preservation in San Antonio. *Historic Preservation: Essential to the Economy and Quality of Life in San Antonio* was released last February.

The report used the SA2020 framework to examine the role of historic preservation in relation to the goals of the 11 "cause areas" that were established in that community process. Cause areas include Arts & Culture, Education, Downtown Development, Family Well Being and Transportation.

Some of the sections of the report that are particularly interesting for our neighborhood are:

**Income Distribution:** "Even in a perceived wealthy district like King William, there is nearly the share of under \$25,000 households as in the city overall. And in that district there are more than two times as many households earning less than \$50,000 per year than those making more than \$150,000."

**Hispanic Population:** King William residents, like those of San Antonio as a whole, are majority Hispanic, about 55% (the city is 63% Hispanic).

**Family Composition and Age Distribution:** King William is sometimes perceived as an asylum for older people or as not a family neighborhood (although, as a former Bobcat mom, I know that's not true). While the report does not break out all 14 residential historic districts\*\* separately on these metrics, it indicates that overall they reflect the distribution of the city ("are statistically little different"). **Walkability:** King William has a "Walk Score" of about 73 (out of 100; just below Lavaca's at about 75 - what's up with that?), making the "Very Walkable" ranking; i.e., "Most errands can be accomplished on foot." The Walk Score of San Antonio overall is 34 (let us try not to be smug). The report says "living in a walkable historic neighborhood can make a substantial contribution to good health." So, are we fit yet, or just good looking?

**Density (Residents/Square Mile):** King William is, perhaps surprisingly, not very dense, at less than 5,000 people/sq.mi. In fact, KW is just above the city as a whole (at about 3,000 people/sq.mi.), and the least dense of all San Antonio historic districts except Mission. Historic neighborhoods have "density at a human scale," and "should be used as models on how to achieve desired density rather than simply a strategy of building 20-story condominiums."

It takes all kinds of people to make a great city – or a great neighborhood. And, on a range of metrics, King William has got 'em.

Access the full report at: www.sanantonio.gov/ historic/Resources/EconomicImpactStudy.aspx

#### - Susan Athené

\*According to its website (placeeconomics.com), PlaceEconomics is a Washington, DC-based real estate and economic development consulting firm, specializing "in services to public and nonprofit-sector clients who are dealing with downtown and neighborhood commercial district revitalization and the reuse of historic structures." Rypkema also teaches a graduate course in preservation economics at the University of Pennsylvania.

\*\*The report also includes non-residential historic districts, such as the Arsenal and La Villita.



# City Lights

'm experiencing what all my neighbors are apparently experiencing. All of our little envelopes from the county's Tax Assessor's Office have been found to contain explosive material – a surprise jump in property valuations by an almost unfathomable margin. My next door neighbors have discovered that their house has jumped in value by 250% since their last tax bill. In my case it's a mere 200%. If there is a saving grace it is that only the "improvements," that is, the house and carriage house, have escalated in value; the land is still assessed at the same rate. Dirt is dirt, I presume.

I lament this not only for the impact on my own finances, but for the potential impact on our King William oasis. The City of San Antonio hired a famed consultant on the economic impact of historic preservation on local commerce and property values. His name is Donovan Rypkema. He compiled an extensive report that found that the King William Historic District, contrary to popular mythology, is not a haven for billionaires, but a perfect mirror reflecting the demographics of the Alamo City. We are a majority Hispanic neighborhood, with a median income exactly matching the city's median. We have exactly the same average level of educational attainment as the city as a whole. Where we differ is in the value of our homes, but in the aggregate, King William houses are not much more valuable than the citvwide median.

What this really means, however, is that there is a very wide diversity in the size and value of all the residences in the district. It is very unusual to have mansions, apartment buildings, cottages and "granny flats" mixed together in the same neighborhood, not to mention the same block. There is no "gated community" in King William, and no ghetto either. It would be hard to imagine a more egalitarian place.

My fear is that this beautiful equilibrium will be permanently disrupted by the escalating value of our riverside real estate. Those of our neighbors with modest incomes may be priced out of their homes by tax burdens they can no longer support. Those of us in the middle have to be rational about judging the tipping point when our houses may finally become too valuable for us to own them. Pay the taxes or defer maintenance? New car or taxes? Vacation or taxes?

Urban property values are rising at an incomprehensible rate. Restless global capital has created bid-



ding wars for property in the world's most expensive cities, and has resulted in creating an entirely new phenomenon: ghost town neighborhoods. London's famous Belgravia (think Upstairs, Downstairs) is now almost completely empty, its trophy townhouses held as assets, like gold bullion, by absentee owners. Manhattan's race to build super-tall condominium towers is already yielding similar results: \$150 million apartments that are owned by holding companies...and completely empty.

I'm going to have a glass of wine on my second floor back porch when I get home tonight. I'll feel the breeze from the river and watch the silhouettes of the herons winging over the trees. And I'll wonder how many more years I'll enjoy that lacy veranda.

- Michael Guarino



### **A Piece of History**

**Reds Hurtle Toward Berlin; Nazis** 

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Rerouting

Announced

THE

8 Shiver Armed

Room

Farmer

Captured

LIGHT

FIDE Terms First US And

2 Years Hardest

Break Out on 40-Mi. West Front

ecently while cleaning out my parents' garage,

painter and carpenter. As expected, the tools that were probably 70 years or older were rusty and of no use. However, as I got to the bottom of the box I found it was lined with a crispy, yellowed copy of the San Antonio Light newspaper dated Friday, January 19, 1945. A picture of the front page is included. According to the banner, the paper contained 24 pages and cost five cents.

It seems appropriate to include something about this long lost paper since just a few months later, on May 8, 1945, World War II in Europe ended, and we have recently celebrated Memorial Day to remember all American personnel who have died in the service of our country.

The article following the

paper's headline, "Reds Hurtle Toward Berlin, Nazis

Break Out on 40-mi. West Front," reported that a I came across an old wooden toolbox. It had Soviet offensive had captured the City of Krakow, belonged to my father's uncle who was a Poland and liberation of Budapest, only 250 miles

Taken in

Pincer Move

from Berlin, was imminent. At the same time the German army had broken through an Allied barrier in the west.

The article entitled "FDR Terms First 12 Years Hardest" covers preparations being made for the January 20, unprecedented fourth inauguration of President Franklin D. Roosevelt. Because of the war, the ceremony would be limited, and his speech only about twenty minutes and 500 words in length.

Bits of history may surface almost anywhere, especially in older homes and neighborhoods. If you have something of a historical nature that may be of interest, write about it and submit it for inclusion in this newsletter. Then you can say that you also are a published writer. - Alan Cash



#### SAPD Central **SAFFE Unit Contact Info**

Main office: 207-7413

#### **KW SAFFE Officers** on patrol:

Officer Robert Esquivel Tel: 207-7413

Officer David McCall Tel: 207-7413

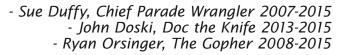
## King William Fair Parade Award Winners

e are pleased to announce the winners of the 2015 King William Parade! It was a very hard decision, and there were so many FANTASTIC entries to choose from this year. Please join us to congratulate these outstanding parade performers!

Best in Smiles & Enthusiasm - B.I.S.H. Foundation Best in Show - Pi Arts of San Antonio Best on Wheels - Wild Dawgs Best Kids Entry - Discovery School Best Visuals - Jump Start Performance Co. Best New Music - Pride of San Antonio Showband Best School Music - Monte Vista Montessori School Coolest Instrument - Groff Conglomerate Calliope Best from the 'Hood - Slab Cinema



Pi Arts of San Antonio





Slab Cinema Crew



Wild Dawgs Bicycle Club



Groff Conglomerate Calliope



Pride of San Antonio Showband



### Fabulous Music in King William Park

Sunday evening, May 3, was our neighborhood celebration of Cinco de Mayo. The flowers in King William Park and the beautiful weather were perfect accompaniments to Mariachi Aguila from Brackenridge High School. Not only are these students excellent musicians and singers, but they are performers with great presence and personality. Thanks to Ethel Pedraza for arranging it. We hope that this can become an annual event!

- Nora Peterson

photo by Angela Martinez

Bonham Academy fifth graders perform in the Ballet Folclórico Dance Concert at Brackenridge High School in May. Students from grades kinder through fifth participated in this annual Mother's Day event.

### Parking/Transit Committee Report How Rumors Get Started

D A group of people sit in a circle, and one person whispers a message into the next person's ear. The recipient of the message whispers it to the next person, and so on until the last person announces the message. Not surprisingly, the final message has morphed from the original.

You may have heard a rumor that KWA has compiled a list of homeowners whose electrical and plumbing systems aren't up to code. There is no such list. But like other rumors, there's a grain of truth in the statement.

As part of its mission to preserve the historic district, KWA enlisted a student intern in 2014 to complete a visual inspection of buildings from the sidewalk within the S. Alamo/S. St. Mary's National Register Historic District. The intern analyzed only the architectural integrity of the structures using the National Park Service's "Seven Aspects of Integrity."

Maintenance or code issues are completely different from architectural integrity. Additional information and a helpful set of pictures about the project are readily available on the Association's website.

You may have also heard a rumor that KWA is trying to remove all "No Parking" signs, regardless of where they are located or why they were originally installed. Again, there is no such thing.

The Parking/Transit Committee is advocating for a City-sponsored traffic study with City-backed solutions. There have been a number of meetings about this with individuals and groups, and there will be many more. In doing so, the committee has compiled a list of more than a dozen solutions offered by residential and commercial neighbors. The list includes removal of some "No Parking" signs and strategic insertion of additional signs, plus restricted parking, one-way streets, reduced speed limits, a decal program and more. The list is bound to grow.

Which solutions are best? We don't know yet. We're not traffic engineers or city planners. We are concerned citizens feeling the pain of change. We cannot run from change. We can, though, attempt to manage it, with an open mind and a cautious attitude about rumors.

In the meantime, I encourage you to complete the traffic survey online or in this newsletter by June 15 and attend the joint KWA/LNA traffic meeting on June 24. The link to the survey is: www.surveymonkey.com/s/FXWDMNZ

- Rose Kanusky, Chair

## **KWA Parking Survey**

1. Which of these apply to you?

- \_\_\_\_ My residence is located in the King William neighborhood.
- \_\_\_\_ My business is located in the King William neighborhood.
- \_\_\_\_ I visit friends and/or family in the King William neighborhood.
- \_\_\_\_ I patronize businesses in the King William neighborhood.
- 2. Do you have difficulty finding parking in King William? Yes No Sometimes
- 3. When do you experience the most difficulty with parking?
  - \_\_\_\_ Every day
  - \_\_\_\_ Weekends
  - Special events
- 4. Are you concerned that the current parking situation, where cars are parked on both sides of the street, is affecting driving safety or specifically affecting the ability for safety vehicles (like fire trucks) to access your residence/business? No Somewhat Yes
- 5. Do you think that people who are parking illegally are being held accountable for parking infractions? Yes No Sometimes
- 6. Would you support increased parking enforcement? Yes No Maybe
- 7. Are you concerned that increasing parking enforcement will negatively impact King William businesses? Yes No Somehow
- 8. Would you vote to have parking allowed on only one side of YOUR street to ensure there is space for emergency vehicles to pass? Yes No
- 9. Would you vote to have permit-enforced resident parking on one side of YOUR street, and public parking on the other side of the street? Yes

No

10. If you live or work in King William, please identify your street. Let us know if you have any suggestions or alternative parking solution ideas. Please provide your name and phone number if you want us to contact you.

Thank you for participating in this survey! Please return to the KWA office.

### **Scoop the Poop** - Please!

We all enjoy taking a nice stroll outside, and especially along the Eagleland and Mission Reach sections of the San Antonio River Walk. Sometimes when we go for a walk we bring our four-legged friends with us. Pets usually use their time outside to relieve themselves, and as many pet owners know, that can happen anywhere. When this happens, please remember to properly dispose your pet's waste. It's easy - just bag the waste and place it in the trash. This simple action can help protect the San Antonio River.

One of the most substantial water quality issues in the San Antonio River is the constant presence of E. coli, which typically occurs when bacteria is washed into the river as a form of non-point source pollution. After a rain event, all of the pet waste that is not properly disposed of will end up in our creeks and ultimately in the river. Pet waste can negatively affect water quality by introducing potentially harmful parasites, bacteria and viruses into the creeks and rivers. Pet waste also contains nutrients, and excessive nutrients may cause low dissolved oxygen levels that can threaten wildlife that call the San Antonio River their home.

There are many pet waste collection bag stations all throughout the River Walk, including the Museum Reach, Eagleland and Mission Reach segments. There are numerous trash and recycle cans as well. Properly disposing of pet waste ensures that the birds, turtles, ducks and fish you

### Out in the Garden with Alan Cash

The following is based on the book (cited above) by Douglas W. Tallamy, professor of entomology and wildlife ecology at the University of Delaware. It gives us something to consider in selecting garden plants.

Spring is behind us and summer blooms are starting. Crepe myrtles especially are beginning to flower and will for the next couple of months. The first to bloom



is the large white Natchez. Their bright white flowers are spectacular. Natchez is one of a few crepe myrtles that have a fragrance. It is not to late to add Natchez to your garden, but give it room to grow. It can reach heights of 25 feet or more. Several examples are growing along S. Alamo St. near Beauregard.

Gardens are on-going projects. The cottage gardens at 815 and 825 E. Guenther are good examples. Walk by and see new additions and get ideas for your own garden.

#### **Garden Tips:**

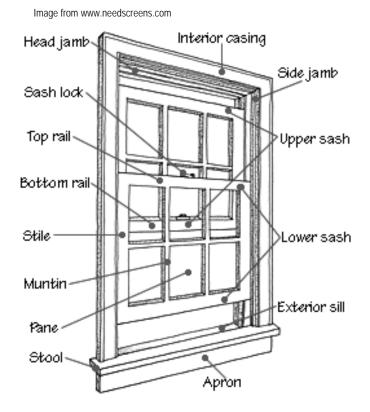
- Each time you cut the lawn, change directions from the previous mowing to help grass blades grow upright.
- Two ounces of orange oil and one gallon of 9% vinegar will kill weeds. The vinegar can be purchased at the grocery and orange oil at your favorite nursery. One tablespoon of orange oil in a gallon of water can be poured on a fire ant mound to kill the ants.
- A few drops of dish soap in water sprayed on plants will get rid of mites and aphids. An empty household cleaner spray bottle makes a good applicator. Wash it thoroughly before use.
- Beer will help rid flowerbeds of pill bugs. No joke! Just sink a shallow dish in the ground until the top edge is even with the soil. Add the beer and see the results.
- Do not bag lawn grass when it is cut. Leaving the clippings on the ground adds needed nitrogen back to the soil.

Garden Note: Where flowers bloom, so does hope.

## **Did You Know?**

The Anatomy of a Window

Wood Windows are character-defining features of a house. Their size, number of panes and location help identify the building's style and era the house was constructed. Usually a rotted portion of a window can be replaced by splicing the wood and inserting a new piece.



#### **Scoop the Poop** – *Please!*

continued from page 9

see along the San Antonio River have a clean water source to live in. We want our neighborhood to be safe for humans too, and cleaning up after your pet makes these areas a safer and more enjoyable place for children and adults to walk and play in. Picking up after your pet is just as important as picking up trash from the ground and throwing it away or putting it in the recycling bin.

So, the next time you are outside with your furry friend, please remember to scoop the poop! Your pet and everyone who follows you will really appreciate it.

- Clarissa Perez, Community Relations Coordinator, San Antonio River Authority

## 2015 – Year of the Volunteer

f there were a First Couple of King William, Roselyn have a very determined, though gentle, approach to and Bill Cogburn would definitely be prime candidates for the title. Since that title does not exist,

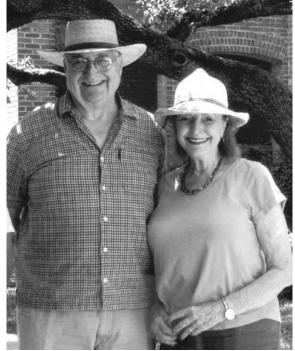
we are shining a very inadequate light on them by recognizing them this month. Since choosing this neighborhood as their own, they have worked tirelessly to make King William a better place to live. In quickly reviewing the formal jobs they have done to promote, assist and improve our Association, there appear to be very few things that have not been done by one or both of them during the 25 years they have lived here: newsletter author, publisher and distribution chief; Home Tour chair; chief of various Fair areas, membership chair; Director, Officer of the KWA; general support and "what needs to be done" chair.

Many neighbors will tell you that they were introduced to others by Bill or Roselyn or given an in-depth view of neigh-

borhood issues at one of the many seminar/glass of wine/good food gatherings at their house. Mentoring and sponsoring new neighbors and younger people is a specialty of theirs. Roselyn feels that new comers who invest their own time and energy into neighborhood projects sink deeper roots and care more about what happens to it.

Over the years when tasks seemed impossible to accomplish, both have said "Why not?" and stepped up to do what needed to be done with little thought of the time and effort they were expending. Both

making sure that changes are moving in the right direction.



Bill and Roselyn Cogburn

Our streets are quieter and more livable today because Roselyn and Bill care about King William. Roselyn was one of the prime movers in a six-year effort to have the huge buses cramming our residential streets moved to commercial areas.

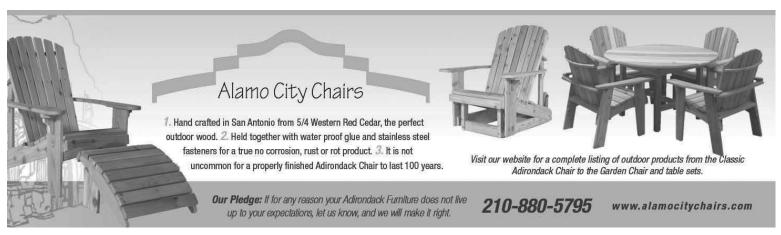
Anyone who reads the newsletters has read Bill's histories. memoirs and remembrances. Just last month, if you looked, you would have seen Roselyn hosting the wounded warriors at her home on King William Street, and Bill moving tickets, buckets, carts and wrist bands in support of the Fair as well as providing a good accountant's eve to the bottom line.

When asked why he works so hard, Bill's face softens as he

answers, "It is because of all the wonderful things the KWA does with the money." Clearly the one that moves him the most: founding and nurturing of SAY Si and the direct benefit it has to area youngsters.

While not strictly volunteer work, Roselyn's beautiful garden of heritage flowers and herbs welcomes visitors and neighbors alike to King William. Often a lucky tourist will be treated to a brief history of the neighborhood while admiring the garden.

- Jessie Simpson



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# 2015 King William Fair

























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#### **June Calendar**

- 3 General Membership Meeting -KWA Office - 7:00 p.m.
- 4 Last day of school!
- 13 Mayoral Runoff Election Day
- 13 COP Training KWA Office 10:00 a.m.
- 14 Flag Day
- 17 KWA Board Meeting 6:30 p.m.
- 24 Parking/Transportation meeting -KWA Office - 7:00 p.m.

2015 King William Fair