Editor's note: The following article is reprinted with permission from the January/February 2008 issue of Preservation, The Magazine of the National Trust for Historic Preservation. Due to its length, we have chosen to print it in two parts. This is the first half. The entire article can be found at www.nationaltrust.org/magazine

Show me the person who doesn't love a green, environmentally responsible building.

Green buildings are good for you and good for society, and they're absolutely everywhere these days—you can't open an architecture publication without seeing a splashy spread touting some new sustainable project. The green building movement has even added to our vocabulary, albeit with ungainly expressions like carbon footprint and FSC-certified wood.

In just a few years, the nonprofit U.S. Green Building Council (which administers the Leadership in Energy and Environmental Design program) has become surprisingly influential in shaping how new commercial buildings are constructed. Like the Good Housekeeping Research Institute, with its seal of approval, the council puts a sort of ecostamp on buildings via a menu of points, adding another new term to the lexicon: LEED certified.

More than a handful of local and state governments have passed laws requiring that new public buildings be LEED certified. (Structures meeting basic requirements are deemed certified; those that go beyond the minimum can receive silver, gold, and platinum ratings.) In Seattle, new city buildings must achieve a silver rating, which is also true in Dallas for new construction of more than 10,000 square feet. Companies like Royal Caribbean, Nike, and Adobe have all touted their LEED buildings. When Armstrong, maker of flooring and cabinets, unveiled its impressive LEED-platinum building last summer in Pennsylvania, government

continued on page 4
Help Raise Funds for Bonham's ArtSmart Program

With your participation in the Box Tops for Education program, Bonham Elementary School PTA/PTO can raise up to $60,000 per year for their ArtSmart Program! There are three easy, everyday ways you can help earn cash for Bonham:

- **Shop at favorite online stores through the Box Tops Marketplace.** Over 50 online stores like JCPenney and Lands' End have agreed to donate cash to our school with every qualifying purchase you make, up to $20,000!
  - Help by using a Box Tops Visa® card. You'll earn 1% cash back for our school (up to $20,000) on every purchase you make, with a 0% introductory APR and no annual fee.
  - Visit www.boxtops4education.com for participating product and store lists. If you have any questions, please contact me at 212-6671 or nancynoblesprice@mac.com.

Remembering Hemisfair '68

This is a significant anniversary for Hemisfair – forty years. I know that there are some of you in the neighborhood who worked at the fair – Robin for one. Many more of you attended. I’d like to have your stories so I can compile them into a newsletter article. Just short bits and pieces from your memory of the event.

Please don’t procrastinate or you’ll be left out. This will be fun!

Bill Cogburn
billfcogburn@msn.com

Stories Galore: Irish Tales with Jane McDaniel

Stories Galore, a free story-swap hosted by Elder Stone for experienced and beginning storytellers and listeners, continues on Sunday, March 9, from 5:00–7:00 p.m. at the Commander’s House, 645 S. Main. Stories must be suitable for families with children and must not be derogatory to any race or belief.

This month’s “Stellar Teller”, a person of some renown as a talespinner, is Jane McDaniel. Jane's storytelling is very personal arising from her childhood in Ireland surrounded by the great Celtic myths and romances. Don’t miss the opportunity to see and hear this daughter of the “Auld Sod.”

For more information, call Elder Stone at 673-4468.

Out in the Garden with Alan Cash

Alan is busy trimming bushes in the garden this month. Out in the Garden will return with spring gardening tips and tree planting updates in April.

Nancy Price
San Antonio Homestay

Have you heard foreign accents spoken around the neighborhood recently? There are five young people from Taiwan, Brazil and Germany studying English at Incarnate Word University and staying in King William with San Antonio Homestay hosts Nancy Price, Chris & Nancy Nobles Price and Anne Alexander. Our neighborhood is an ideal place for them to stay, being on the bus line and close to downtown.

If you have a spare bedroom or guest house, consider becoming a host yourself. It is a wonderful way of getting to know the boarders and learning about their lives. Hosts provide two meals a day and help with their English language skills in exchange for a stipend of $630.00 a month. Ask the Prices and/or Anne A. about their experiences and the interesting new friends they have made. To learn more about becoming a host family, call Jerry Lee Gomez at 601-3276 or visit www.sanantoniohomestay.com.

Anne Alexander

King William Park Renewal Update

At Agnes Bain’s memorial service in May 2003, Walter Mathis announced that a memorial fund was being established to honor his sister. It would be a fund specifically for maintaining and improving our neighborhood parks. The fund now has a balance of $1880. The KWA finance committee made a recommendation to the board that this money be transferred to the King William park renewal project. The board approved this recommendation at their January meeting.

Bill Cogburn

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A Cautionary Tale

officials there proudly proclaimed their state second only to California in LEED certifications. And last fall, the Green Building Council launched a new rating system for houses, joining the National Association of Home Builders and Energy Star.

This rush toward ecofriendliness was wryly dubbed "conservation" by Wired magazine a decade ago. Green, it seems, is the new Gehry. Of course, green is more than a style. It's an imperative. Henry Moss, an architect with Bruner/Cott in Massachusetts, recently suggested in a talk to the Boston Preservation Alliance that "sustainability has taken the moral high ground from preservation." Old is nice, but green is essential. It's something society needs to do now. And like most medicines, green might taste a little bitter. And it might involve a small sacrifice or two.

One might be tempted to compare the recent green wave with the rise of modernism more than a half-century ago. Planners and architects back then didn't just want buildings to look different; they also wanted to change the direction society was heading. The old ways of thinking were outmoded. Yesterday's buildings solved yesterday's problems; new buildings were needed to solve the problems of today—and tomorrow. Of course, many people will recall what happened to America's historic fabric the last time we undertook a nationwide revamp of the built landscape. The result was urban renewal, and it left many of our best urban areas in tatters and many of our historic buildings in piles of rubble. And though hardly anyone would argue against the need to reduce our consumption of dwindling resources, one other word might come to mind when listening to those who envision a brave new world filled with environmentally friendly new buildings: Uh-oh.

"We in the preservation business have always been about sustainability and stewardship," said Mike Jackson, chief architect with the Illinois Historic Preservation Agency, at the Traditional Building Exposition and Conference in New Orleans last fall. "But it's a message that's not getting out." Preservationists and environmentalists have long shared many values. For starters, there's the drive toward stewardship and conservation of resources, whether cultural or environmental. Both groups subscribe to the precautionary principle, in which minimal intervention is always preferred to major overhauls.

Yet when it comes to green, the gulf between the two may be broadening. New green buildings, brimming with the latest in modern technology, are perceived to be on one side; the old buildings, full of quaint, inefficient technologies and drafty windows, are on the other. Which leads one to ask: Just how "ungreen" and energy inefficient are those older buildings?

Not very, it turns out. The reputation of older structures as energy sieves, in short, is simply not justified by the data. According to the U.S. Energy Information Administration, commercial buildings constructed prior to 1920 have an average energy consumption of 80,127 BTUs per square foot. For the more efficient buildings built since 2000, that number is 79,703 BTUs. (The energy efficiency of buildings constructed between these years was less enviable—reaching around 100,000 BTUs—reflecting the cheap oil and electricity of the thermostat age.)

Older homes may not have been as stout and efficient as commercial buildings, but they were green in their own way. "The original buildings had no choice but to be green," said Florida architect Steve Mouzon, founder of the New Urban Guild, at last fall's traditional building conference. "Otherwise, you'd die of heat stroke in the summer, or freeze to death in the winter." Houses in the South had high ceilings and louvered shutters; in the North, they featured thick walls and smaller windows. Sleeping porches provided coolness in summer, and woodstove-centered kitchens gave off warmth in winter. Today, new houses tend to be largely interchangeable wherever you live. Shutters, for instance, have become vestigial, totems from the past screwed into the sides of new houses that do nothing against the wind or sun.

"People often tend to think that historic buildings are inherently energy inefficient," writes Walter Sedovic, a preservation architect in Irvington, N.Y. "The opposite, though, is more likely to be true: that many historic buildings are inherently very energy efficient." As he put it when I contacted him: "Before sustainability had a name, traditional builders incorporated sustainable elements into buildings. Working in sync with the environment was the norm, including siting, local materi-

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A Cautionary Tale
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als, natural ventilation, shading, reflective roofing, cisterns, indigenous plantings—the list becomes long, and in many ways mirrors 'new' standards espoused today."

Consider one curious example: prismatic glass blocks, which can still be spotted above the doorway of the occasional early-20th-century storefront. These glass blocks, invented in the late 19th century, were cast with prisms along one side to redirect sunlight deep into long and dark rooms, magnifying available light between five and 50 times. The Luxfer Prism Co., the leading manufacturer, once held 162 patents related to these glass blocks, and a young architect named Frank Lloyd Wright served as product designer for a year. Some 300 buildings featured the prisms in the first year of production. By 1906, the number of buildings employing them swelled to 12,000. Then they fell out of fashion. Cheap electricity became available, lighting even the dimmest recesses of a shop or office with the flip of a switch. Manufacturers ceased producing prism blocks by the 1930s. The existing blocks were painted over or blocked by drop ceilings.

Now, the whole idea of moving daylight deep into buildings is back in fashion. The term currently in vogue is "daylighting"—that is, maximizing natural light in a building with reflective tubes or fiber optics. "Good daylighting creates beautiful, appropriately lit spaces while saving energy," reports the Daylighting Collaborative of the Energy Center of Wisconsin.

Old windows, of course, aren't often associated with "green" these days. Quite the opposite. Ancient, paint-flecked panes are pulled out every day, with new vinyl windows inserted in their stead by homeowners seduced by newspaper ads promising that you can "Save Energy Now!" for impossibly low prices, including installation. The aesthetic result? A building that had long worn elegant wire-rimmed frames suddenly switching to clunky, Clark Kent glasses.

It's a sacrifice, of course. But it's for the greater good, because replacement windows make sense for environmental reasons, right? Not so fast. It turns out that windows—even old single-pane windows—are responsible for relatively minor energy loss in most buildings.

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**What's Happening: KWA Neighborhood Calendar**

**March 2008**

Visit our online Events Calendar for more details at www.kingwilliamassociation.org

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**King William Association**

**March 2008**

* * Jump-Start: Wong Flew Over the Cuckoo's Nest **

**Beethoven Maennerchor**

422 Pereida, 222-1521, beethovenmaennerchor.com

**Ragety Cats**

First Friday 3/7

**Stiftungsfest**

Saturday 3/8, 7:30pm

**Blue Star Brewing Co.**

1414 S. Alamo, 212-5506, bluestarbrewing.com

**Big Band Jazz**

Every Tuesday, 8-10pm

**Live Music**

First Friday 3/7, 7-11pm

**Mixed Emotions Big Band**

Wednesday 3/12, 8-10pm

**The Filling Station**

701 S. St. Mary’s, 444-2200

**Humble Blues All Stars**

Friday 3/7 & Friday 3/21, 7-10pm

**Gemini Ink**

513 S. Presa, 734-9673, geminiink.org

**First Friday Reading**

First Friday 3/7, 6:30-8pm

**Jump-Start Performance Co.**

108 Blue Star, 227-JUMP, jump-start.org

*The Case of the Neon Twins / Irish Chicano*, 3/7-3/9 & 3/14-3/16, 8pm

**W-I-P**, Wednesday 3/26, 7pm

**Wong Flew Over the Cuckoo’s Nest**, 3/28 & 3/29, 8pm

**Southtown First Friday**

226-0888, southtown.net

**First Friday Artwalk**, Friday 3/7, 6-10pm

**Southtown Second Saturday Artwalk**

476-8801, southtownartwalk.com

**Second Saturday Artwalk**, Saturday 3/8, 2-4pm

**Stories Galore**

Commander’s House, 645 S. Main, 673-4468

Jane McDaniel, Sunday 3/9, 5-7pm

**KWA Adv. rates**

1/12 page $40; 1/8 page $60; 1/4 page $80; 1/3 page $120; 1/2 page $160; Full page $320

**King William Association**

Monday-Friday, 10am-2pm
1032 S. Alamo, SA TX 78210
227-8786 (phone), 227-8030 (fax)
kwilliam@sbcglobal.net
www.kingwilliamassociation.org
www.kwfair.org

3/5 March General Meeting, 7pm at Blue Star Brewing Co.
3/12 April Newsletter Deadline
3/19 March Board Meeting, 7pm at KWA office
3/24 April Newsletter Mail Prep, 6pm at KWA office

**Looking Ahead...**

4/2 Fiesta Edition Newsletter Deadline
4/2 Spring Social, 7pm
4/14 Fiesta Edition Newsletter Mail Prep, 6pm at KWA office
4/16 April Board Meeting, 7pm at KWA office
4/26 KING WILLIAM FAIR 2008!
You Must Be an Old-Timer
If You Remember...
Compiled by Bill Cogburn

…when we’d walk from our house on Mission Street to St. Mary’s to catch the street car. That was the Hot Wells line which crossed over to Presa Street then ran south out to the Hot Wells Hotel. That was a very popular place years ago, up to the 20’s and 30’s – maybe even later. Many famous people went there to take the hot sulfur baths. Back then, St. Mary’s was called Garden Street. We’d also ride the streetcar on Mill Street which is now South Alamo.

Selma Nuessle

…the ruckus that was caused in the neighborhood when the Father Hidalgo mural suddenly appeared in the early 1980’s without benefit of proper approval. It depicted Father Hidalgo leading the Diez y Seis de Septiembre revolt and was prominently displayed on the south wall of the old A&E Food market (now Tito’s) at the corner of South Alamo and Beauregard.

Originally painted as a backdrop for a Budweiser advertising poster, it showed, in vivid color, the Father literally ripping apart the chains of oppression. Some say that Walter Mathis, arbiter of neighborhood decorum, turned the color of plum jelly when he saw it.

It remained a controversial subject among several of the neighborhood folks for a long time but eventually the opposition either got used to it or lost the will to fight. It was still on the wall until about five or six years ago when new tenants decided to whitewash over it. By then, it had become such a neighborhood icon that many of us were bitterly disappointed to see it gone.

Bill Cogburn

…when Bonham Elementary had only one large pecan tree and three bushes out front –the rest of the campus was asphalt and gravel.

Carolene Zehner

Neighbors – help me out with this column. I’m running out of material. bc
A Cautionary Tale  Continued from Page 5

"Only 10 to 12 percent of the total air infiltration in a building is through the windows," said Sedovic. "The cold isn't being transferred through the glass. It's through openings in and around the sash. The energy loss is mostly through the roof and through the sill." He suggested that "replacement walls" or "replacement fireplaces" would make more sense for the energy conscious. So why are we bombarded with ads for replacement windows? "It's because windows are easy to construct, easy to transport, and easy to sell," he said. "But they're the wrong idea."

According to the Whole Building Design Guide, for instance, an older single-pane window has an insulation factor of R1. A modern double-glazed window offers R3 insulation. Yet if the walls of a historic building have an R-value in the teens, "taking a window from R1 to R3 will not provide sufficient energy savings to offset the cost of replacement windows and associated waste," according to the guide.

What's more, if your goal is to reduce overall resource consumption, restoring and maintaining old windows make sense in another way. "We call them replacement windows because you keep replacing them," said Sedovic, invoking the words of his colleague John Seekircher.

When modern windows, with their high-tech seals, eventually fail—and they will—the result tends to be catastrophic failure. You don't repair them. You replace them. Anyone who doesn't see something amiss in replacing century-old windows with "environmentally responsible" windows that will be junked and replaced every decade or two is suffering from an irony deficiency.

To be continued next month…. 
King William Neighborhood Crime Statistics
First Friday Reports December '07 – February '08

December 7, 2007
Case No. Offense Street Notes
70941082 Disturbance Alamo/Guengerth truck party
70941139 Traffic Violation 500 blk Madison suspect claiming to sell newspaper subscriptions
70941184 Suspicious Person 500 blk Adams loud band
70941260 Disturbance Alamo/Johnson loud argument
70941294 Traffic Violation Alamo/Guengerth male riding on top of vehicle loud band
70941329 Disturbance Alamo/Guengerth loud argument
70941319 Disturbance Guengerth/Madison loud music
70941426 Disturbance Adams/Alamo
* Also, 100 parking tickets issued by the SAPD.

January 4, 2008
Case No. Offense Street Notes
80009775 Disturbance 1200 blk Alamo loud argument, intoxication loud band
80010175 Disturbance 1100 blk Alamo open containers w/ alcohol
80011026 Ordinance Violation 1200 blk Alamo
* Also, 120 parking tickets issued by the SAPD.

February 1, 2008
Case No. Offense Street Notes
80079754 Disturbance Alamo/Beauregard loud music
80079750 Disturbance 300 blk King William loud music
80079843 Traffic Violation 100 blk Forcork loud music
80079968 Disturbance 100 blk Blue Star vehicle illegally parked
80079970 Disturbance 1200 blk Alamo loud music
80080060 Disturbance 1000 blk Alamo suspect w/ knife hitting vehicle
80080200 Disturbance 900 blk Alamo 20 motorcycles blocking bus stop
80080336 Burglar Alarm 1200 blk Alamo loud music
80080223 Criminal Mischief 100 blk Johnson
80080374 Burglar Alarm 1200 blk Alamo
80080438 Assault Alamo/Barrera
* Also, 130 parking tickets issued by the SAPD.

Top Call-in Reports December '07 – January '08

December 2007
Nature of Call # of Calls
Burglary Bldg/House 4
Burglary Vehicle 4

January 2008
Nature of Call # of Calls
Burglary Vehicle 11
Burglary Bldg/House 5
Auto Theft 1

These lists were compiled by SAFFE Officer Erik Doyle, SAPD.

SAFFE Officer Doyle can be reached Mon.-Fri., 7am-3pm, at 207-7413

KWA Membership 2007-08
(if 07-08 appears on your mailing label, your membership is current)

Name_______________________
Add’t’ Listing__________________
Street_______________________
State_______ Zip______________
Phone_______________________
E-mail_______________________
Children (under 21, list name & month/ year of birth)

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□ New Member  □ Renewal

Membership Levels
□ Individual ($10)  □ Associate ($10)
□ Family ($15)  □ Friend ($25)
□ Patron ($50)  □ Benefactor ($100)
□ Sustaining ($250)
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KWA is a 501(c)(3) Charitable Organization. Membership at any level is tax deductible.

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Thank you for supporting the KWA!

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WWW.BODYMINDWEB.NET 210-225-2743
"The greenest building is one that is already built." See “A Cautionary Tale” on page 1.

Lavaca Neighborhood Association Newsletter Enclosed

Postmaster: Please deliver by March 4, 2008.