

## San Antonio ushers in the 'green home' era

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There are no mud walls or rainwater traps in San Antonio's first certified "green home."

In fact, the house looks like a prime example of upscale suburban living. To local advocates of environmentally friendly building, that's a selling point in their effort to bring green homes to the masses.

"It shows that you don't have to build out of the ordinary," said architect Stephen Colley, coordinator of the San Antonio Sustainable Building Coalition. "It hits the mark."

The 3,982-square-foot home in the posh Fossil Ridge subdivision garnered the honor as the first home certified under the new Build San Antonio Green program. Builder Todd Glowka unveiled the house Wednesday.

The program, instituted in April, is a partnership of the Metropolitan Partnership for Energy, City Public Service, the city of San Antonio, Bexar County and the Greater San Antonio Builders Association. Its goal is to promote environmentally friendly and energy-efficient home building and renovation.

Melissa Glowka, partner and wife of Todd Glowka, said they were able to meet the requirements without driving up costs.

"There are so many things you can do that cost no extra expense and create such a dramatic impact, as far as utility and water consumption, that it is just the right thing to do," she said.

The house has several features aimed at saving power. The roof is metal, which reflects the sun's heat. The home is insulated between the first and second stories, and the programmable air conditioner cools only those rooms needed. All the appliances are energy-efficient and the metal roof is vented, which allows the attic to breathe and helps keep the house cool.

The Build San Antonio Green program and CPS plan to track the home's power usage to determine how effective the building methods are.

Glowka, who has built similar green homes in Austin, estimated the house will use 25 percent less power and water than one without the features.

The amenities go beyond power savings. The lawn is native Zoysia, which needs less water than many other grasses and needs mowing only about once a month. The air conditioning system and laundry room drain to the sprinkler system to save water.

The green building methods apparently didn't hurt the home's marketability. It is under contract for \$574,000.