



## Magnetite Goes LEED Platinum

### The Original "Green Revival" House



The Green Revival House is a LEED Platinum certified house showcasing the compatibility of historic preservation and environmental efficiency. Completed in 2011, the house has been featured in both preservation and environmental magazines, and has received a variety of recognitions and awards for its commitment to environmental health in the context of our built history.

The Green Revival House, built in 1891, took no shortcuts in utilizing the most energy efficient technologies available. From Energy Star-rated appliance, to solar power energy, the house has only a fraction of the carbon footprint for a house of comparable size, character, and age.



National Trust for  
Historic Preservation™

**2011**  
National Preservation  
Awards Winner





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### Galveston's Green Revival House is a LEED Platinum Renovation with Historic Charm...and Magnetite Windows!

In September 2008, Hurricane Ike struck Galveston, Texas, flooding its historic downtown and ripping century-old houses off their wood piers. One raised cottage built in 1891 was knocked to the ground and slated for demolition, but the Galveston Historical Foundation stepped in, saving and renovating the structure.

The foundation learned that the renovated house had achieved LEED for Homes platinum certification, the program's highest honor. It's the country's first historically designated private residence to achieve that status.

When the foundation learned that the city had issued a demolition permit for the house, it contacted the property owner, who agreed to donate the structure to the nonprofit if it could move the damaged cottage. The foundation moved it 17 blocks to a new site and began a meticulous renovation in the spring of 2010, hoping to demonstrate that historic houses can be energy efficient. The National Trust for Historic Preservation supported the \$158,000 renovation with a Partners in the Field Challenge Grant.



"The main goal was to experiment with green techniques in a coastal environment with a historic building," says Dwayne Jones, executive director of the Galveston Historical Foundation. "We've had so many people come to us over the years and say, 'I'd love an old house, but the utilities are so expensive.' ... We wanted to make it something that we could use as a model for everyone."

Dubbing the 1,000-square-foot house the Green Revival Show House, the foundation reused 90 percent of the house's original materials, including cypress walls. The house has a new rainwater collection system—crucial on an island without a natural water source.