



**Classic *Italianate* (*Tuscan Style*) c. 1854**

**Italianate became the most popular housing style in Victorian America. Italianate is also known as the *Tuscan*, the *Lombard*, or simply, the *bracketed* style.**

**The Italianate style began in England with the picturesque movement of the 1840s and remained the most popular house style in the USA until the 1870s**

**Located at 711 N 7<sup>th</sup> street, Keokuk Iowa**

### Message from the Owners:

Living in Florida we were always disappointed to see old, historic, buildings bull dozed in the name of progress, once we found this diamond in the rough Italianate, we knew instantly it was our mission to save this homes life and bring this home back to its grand style. Since April 2006 we have been undertaking that mission

### **Major Projects to date:**

April 2006 – All galvanized pipe removed, new copper piping installed from the curb box to and through the house by Patterson Plumbing.

April 2006 – New G.E. Refrigerator, Stove, Washer, and Gas Dryer installed by Lowes

April 2006 – New Gas Hot water Heater Installed by Patterson Plumbing

June 2006 - roof replaced.. including new sheathing, stainless steel valleys, and copper flashing around the chimneys. We choose Owen Corning 40 year architectural shingles, and

711 N 7<sup>th</sup> Street Keokuk Iowa

Rubberall Roof Membrane for the flat roofs and widow's walk. Work done by Custom Brick and Stone

August 2007 - New electrical service, and 200 amp breaker panel installed by Don Bonsor

April 2006 to date – Mason Work

- Foundation Has been tuck pointed by Custom Brick and Stone
- All Brick walls (exterior and Basement) that required tuck pointing have been done by Custom Brick and Stone using historically correct lime mortar.

July 2006 – Hot Water Heating System (Boiler, Radiators, Pumps, etc.) Serviced by Dave Baum of Commercial Contractors. January 2008 serviced and pilot light assembly replaced.

April 2006 to date – Exterior - Demolition, replace, repairs

- Rotted lattice enclosure and roof addition removed from west side of house
- Rotting kitchen deck removed from east side of house, old steps under deck repaired, decorative rock added to side.
- Wood Garden path added to back yard
- 3 large dead trees removed
- Railing added to all wooded decks
- all wooded decks painted
- broken basement windows replaced or repaired
- extensive landscaping done

### **Renovation room by room:**

Formal Living Room-

- Second front entry removed and replaced with Vintage Brick that matches the house.
- Old green carpet removed
- Linoleum floor removed
- Old Wallpaper removed
  
- New wallpaper added
- hardwood floors sanded and refinished
- moulding and ceiling repaired, primed, and painted

Family Room-

- Linoleum Floor removed

- Plywood removed to expose original exterior door
- Plywood removed to expose original hallway door
- old wallpaper removed
- Hardwood floors sanded and refinished
- missing and damaged moulding replaced
- Moulding and walls repaired, primed, and painted

#### Kitchen -

- Cabinets sanded, primed, painted and antiqued to resemble old Tuscan style kitchen
- old vinyl tile floor removed
- counter sanded and refinished
- plank floor sanded and refinished to resemble old Tuscan style floor
- walls and moulding repaired, primed, and painted
- new double stainless steel sink and faucet installed

#### Informal Dining Room

- Hardwood floors sanded and refinished
- Ceiling and Moulding repaired, primed, and painted
- Turned Closet into mini bar with freezer

#### Laundry / half bath

- Old tub, and sink removed
- drywall behind old tub and on ceiling removed
- damaged brick wall behind old tub repaired
- rotting floor removed
- rotting floor joices removed
- new drywall installed
- new floor joices and  $\frac{3}{4}$  plywood floor installed
- new vinyl floor added
- new plumbing for washer, and sink installed
- new sink and faucet installed
- new gas line for dryer installed
- new dryer vent installed
- new ceiling tiles installed
- cabinets over washer/dryer installed
- walls and Moulding repaired, primed, and painted

#### Formal Dining Room

- old linoleum floor removed
- old foam covering windows removed
- old ceiling fixture wiring removed
- new vinyl floor installed
- new lighting fixture and wiring installed
- missing or damage moulding replaced
- Ceiling and Moulding repaired, primed, and painted.
- coal burning fireplace repaired

#### Foyer – Staircase

- Old carpet removed from staircase
- Staircase sanded
- staircase painted
- Foyer hardwood floors sanded and refinished

### >>>>**Second Floor**

#### Hallway

- Wall removed that divided hallway
- damaged plaster removed and replaced with drywall
- curved plaster restored
- hardwood floors sanded and refinished
- new vinyl floor installed

#### Master Bedroom

- hardwood floors sanded and refinished
- old wallpaper removed, walls repaired and painted
- closet created
- walk in closet created

#### Master Bath

- claw foot tub surround installed
- new sink installed
- new plumbing fixtures installed on claw foot tub
- hardwood floors sanded and refinished

#### Hallway Bath

- new vinyl floor installed

#### Bedroom #1

- Old Carpet Removed
- hardwood floors sanded and refinished
- Ceiling and Moulding repaired, primed, and painted

#### Bedroom #2

- Moulding repaired, primed, and painted

#### Bedroom #3

- Ceiling and Moulding repaired, primed, and painted
- Old Carpet Removed
- hardwood floors sanded and refinished
- Plywood removed to expose original hallway door
- Closet Painted

#### Office

- Old Carpet Removed
- hardwood floors sanded and refinished
- Plywood removed to expose original hallway door

### In Closing:

We have had a great time bringing this classic beauty back to it's original splendor, however due to the economic downturn, and family issues it is necessary for us to return to our home state of Florida. We have to date invested over \$119,000 in this home and are offering it for sale for only \$84,900. We are hoping the low price will attract a buyer who appreciates the work already completed and willing to complete our mission.