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Pensacola Park Post

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The Plumbing Bones by Jesse Voigt

Owning an older home has its perks. One of which is solid construction, nothing can really beat plaster walls, solid timber beams, details to craft...but there are also some downsides to owning an older home, and this typically revolves around the fundamentals of what keeps a home running: HVAC, electrical, plumbing. Each one of these has its own hoops to jump through, but for the purpose of this article, we will focus on the plumbing issue.

When you buy an older home, the first thing you are going to want to do is check the pipes. Before 1975 many pipes were either cast iron or galvanized. Around 1930s the use of copper and plastic pipes started to be introduced, so some homes may have a combination of these two. In some cases, lead pipes were even used. So you may wonder, how long will these components last? Copper has a shelf life of roughly 70-80 years, cast iron and galvanized steel are around 80-100 years but are prone to rust which greatly reduces their lifespan, PVC lasts only about 40-50 years, but the worst offender is lead pipes, which slowly poison the household over their 80-100 year lifespan. Lead pipes must be immediately replaced.

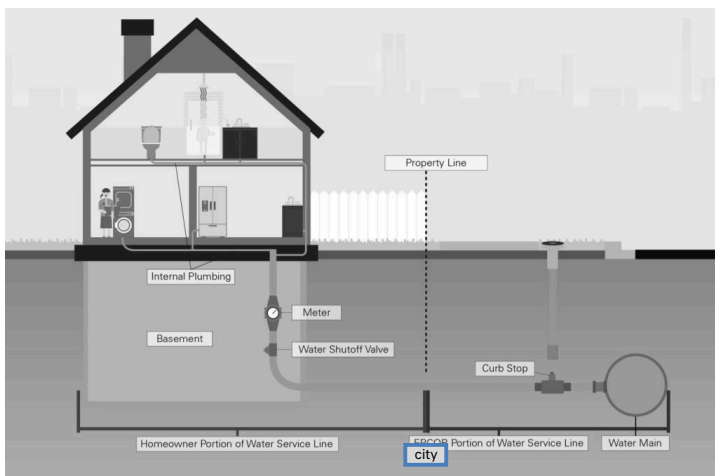
Considering most of our homes were built around the 1930s, it is a safe assumption that if you're seeing any of these materials in your home, you probably should be thinking about replacing your plumbing. Two of the common problems of older plumbing, aside from the potential for rupture, are loss of pressure and ingesting particles from corroded pipes. Some sure fire signs that your plumbing has gone bad: parts of your lawn start turning yellow, which can be an indication of a water leak underground; you smell soil or fungus (think mushrooms) when you turn on the kitchen sink or take a shower; you have a drop in pressure from one plumbing fixture to the next if you try to use them at the same time (for instance, you flush the toilet and then try to wash your hands, but the sink barely has water coming out of it, and you have to wait five minutes for its pressure to return).

Now there are two components to replacing your fixtures. The first is within your home. Most plumbers now use what is called PEX pipe. These were introduced in the 1970s to the European market, and didn't make it to the United States until 1980, where they have really only taken off within the last ten years. It is a third the cost of copper pipes, it's non-corrosive, it's BPA-free, can withstand extreme heat, minimizes knocking, and has a life expectancy of 50-100 years. But the best part is, it's flexible and very easy to install (even a homeowner can do it themselves, if they buy the right fittings). The hardest part is getting it to existing fixtures when your walls are already finished. So if you do plan to take on a full plumbing replacement, expect to also hire a drywaller to patch up potential openings the plumber has to make.

The second part is externally. See diagram below. The water company takes a line out from the cities main water line, and distributes it to your individual water meter. Each property has their individual water meter. So, from the water main to the water meter the water company is responsible for this portion; from the water meter to the home, the homeowner is responsible for this portion. In almost all of the cases of historic homes, the homeowner is going to want to get their portion replaced. Pipes outdoors, over time, become increasingly corroded. Note the picture of the corroded plumbing pipe, this was actually from our home, it was so corroded that you could only see a pinprick of light through the existing galvanized steel pipe; whereas it should have been a consistent clear opening of 3/8" for water to travel through.

Your plumber will either recommend to use copper or PEX for outdoor plumbing. Some things to consider while work is being done outdoors: 1. Hire a professional plumber for exterior work 2. Make sure they pull a permit for all plumbing work done to your home (this not only ensures it is code complaint, eg. the pipes have been placed at a certifiable depth so that they do not freeze, but it is also a certifiable record that you have replaced older plumbing and it is "up to code" if you ever go to resell. 3. Make sure that the plumber puts tracing wire on the new pipes (this is a relatively new code requirement that the inspector will look for that helps locate the pipes in the future). 4. Have your plumber call 811 to find where utility lines are (especially the gas line). Your plumber will more than likely abandon your old water line, and start a new one, and this allows you to chart a course wherever you need it to go.

Now, the final component to this is the city line, from the water main to your water meter. This too can become corroded, and in many cases, the city used lead components for their connections. While this practice stopped in the 50s, many of these pipes were not replaced in older neighborhoods. It is recommended that you have your plumber check this part as well, and if the water company needs to come out and inspect, have your plumber give them a call. This replacement is a part



of their service to you, and is not an additional cost. A common request though the water company will make is to ask that the homeowner first replace their pipes before they replace their own, so expect some pushback.

HOMEOWNER VS WATER COMPANY RESPONSIBILITY

CORRODED PIPE

Kit Homes on Goodrich by Candice Wallace

Pensacola Park is known for its fantastic homes, most of which were built between 1919 and 1945. While our Historic Designation Report highlights the primary developers responsible for building our neighborhood (available online at www.pensacolapark.org), other less-known architects and builders also played a part in the development. This article spotlights two of the oldest houses built on Goodrich Ave. They were constructed sometime between 1925 to 1930, and both are examples of Tudor Revival architecture. Although each house tells a different design and development story, both were likely purchased by the consumer through mass-mailed catalogues or magazine advertisements.

House A

This beautiful stone house — named the Stratford — is a kit home originally purchased from Aladdin Homes. The complete home likely arrived via train in the late 1920s as a bundle of stone, wood, and shingles. Assembling kit homes only took a few days as they were designed to be completed by the homeowner or a local contractor.

House B

This ½ brick ½ stucco Tudor Revival was designed by Chicago based-designer and publisher C.L. Bowes. Bowes was responsible for home designs published in *Classic Houses of the Twenties*, *Latham’s Book of Homes*, *Modern American Homes*, and *Home Builder’s Catalog*. These catalogs were sold to lumber yards across the Midwest, which then distributed them under their names. Local lumberyards provided the same services as the larger competitors — like Sears, Montgomery Ward, or Aladdin Homes — but at a reduced cost.

So if you haven’t been able to determine if your house is a kit home, you might think about pursuing through one of the catalogs above!

PVA Property Increases in Pensacola Park

Many of you will have received your property increase letters from the PVA. Please note this was not in relation to our neighborhood going historic. All surrounding neighborhoods, from Southern Heights, to Picadome, to Seven Parks, and others, have also received an increase. This happens every four years with the city. With that said, it is recommended that you check your properties PVA statistics, and make sure square footage numbers are correct, and descriptions are correct, as this determines the value of your home to the PVA. For example, if your square footage is noted as more than what you have, informing the PVA about this can potentially lead to lowering your property tax. If you see a discrepancy, call the number listed on your notification letter.



THE STRATFORD — Enduring Beauty — \$1397 And We Pay The Freight

Modern architecture combined with skillful interior design distinguishes the Stratford—an immensely popular Aladdin home offered in two different sizes and plan arrangements. The Stratford is substantial—a lifetime home. Many distinctive touches lift the Stratford out of the ordinary. The mullied gables—the shutters on the front windows—the gable ended projection at the front providing for the entry and coat closet—the massive, circle top front door with heavy, ornamental hinges and Colonial style cylinder lock set—these are only a few of the many features that will appeal to you in this home. It is a home that will attract attention and cause favorable comment in any locality. At the prices quoted, siding is furnished for the outside walls. However, if wall sheathing is purchased with the home as quoted separately below. Cedar shingles as shown in the illustrations can be furnished for the outside walls at no difference in price. The iron railing on the front terrace is included. Curved, plastered arches are suggested for the openings between the living rooms, dining rooms and entries and for the opening between the living room and sun room of the Number 2 plan but square, cased arches can be furnished if desired at no difference in price. With this Stratford home you receive 6' x 8' built-up center girders, 2' x 8' first and second floor joists on 16-inch centers and 2' x 6' rafters on 16-inch centers. Ceiling height 8'0" first floor, 8' second floor sloping to a minimum of 6' at front and rear. The roof has one-half pitch. Asphalt strip shingles are furnished for the roof covering. See complete specifications on Page 7.

THE STRATFORD Freight Paid Prices

Plan No. 1.....	\$1397
Plan No. 2.....	1657
Sub-Flooring, Wall Sheathing and Building Paper—	
No. 1 Plan.....	189
No. 2 Plan.....	289
Wood Lath.....	98
No. 1 Plan.....	116
No. 2 Plan.....	116
Asphalt Strip Shingles—Included	
Price of Both Plans.....	24

STRATFORD No. 1—1st FLOOR PLAN

STRATFORD No. 2—1st FLOOR PLAN

STRATFORD No. 1—2nd FLOOR PLAN

STRATFORD No. 2—2nd FLOOR PLAN

Size 26' 0" x 25' 0" Design 14057-B 6 Rooms and Bath

THIS little English type home will solve your problem of how to get the best results on the investment of your money. In this house you will have the compactness desired and still retain the privacy afforded by a second story. The pleasing impression gained from the outside is retained upon entering, for directly facing the front is the big fireplace. Careful consideration of this home will bring out many other pleasing features.

Our plans provide for good economical construction and prevent costly errors.

DIMENSIONS

Width over all.....	26 ft.	Depth over all.....	26 ft.
Celling height.....	8 ft. 6 in.	Celling height.....	8 ft. 6 in.
1st floor.....	8 ft. 6 in.	2nd floor.....	8 ft. 6 in.
Height of basement.....	7 ft.		

14057

SUPPORT LOCAL PENSACOLA PARK BUSINESSES (PLEASE CONTACT US TO PLACE AN AD. IT IS \$5 A MONTH AND YOU MUST RESIDE IN PENSACOLA PARK):

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A Pensacola Park Neighbor & Realtor you can trust

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HOW TO ORDER A PENSACOLA PARK EMBLEM

Please visit our website www.pensacolapark.org to order any emblems, or write us at pensacolapark@gmail.com. Payment is via venmo, paypal, check, or cash. There are three types of emblems you can order:

- Flag. Comes in three colors: Black, Green, Red
- Metal Plaque. Comes in two sizes: 5x5 and 3x3
- Stickers. Comes in eight different colors



HOW TO DONATE TO PENSACOLA PARK

All donations to Pensacola Park Neighborhood Preservation Society go 100% back into the community and are tax deductible! We also receive donations from Amazon Smile and Kroger Community Rewards if you choose us as your charity! We accept donations 1 of 3 ways:

- Cash or Check (which you can drop off to our GREEN mailbox at 107 Lackavanna Rd.)
- Paypal. We have a paypal link on our website at pensacolapark.org. Or you can send it through your paypal to: pensacolapark@gmail.com
- Venmo. We have a venmo link on our website at pensacolapark.org. Or you can send it through your venmo to: [@Pensacola-Park](https://venmo.com/Pensacola-Park)

ABOUT PENSACOLA PARK PRESERVATION SOCIETY

Pensacola Park Preservation Society is a non-profit 501(c)3 formed by Pensacola Park Neighborhood Association in order to bring together residents and businesses located in the Pensacola Park Nationally Registered Historic Boundary, for the common good of (1) preserving the historic integrity and resources of the area; (2) creating an environment that promotes sustainable and appropriate growth for the neighborhood; (3) providing historic education and assistance to those in the Pensacola Park Neighborhood for the preservation and rehabilitation of historic homes, structures, and landscapes; and (4) Unifying and being representative of all the original streets in the Pensacola Park Historic boundary. Also check us out online at www.pensacolapark.org, and follow us on Facebook @ Pensacola Park Preservation Society.

If you have any questions or would like to submit topics or op-eds to Pensacola Park Post, please feel free to write us at pensacolapark@gmail.com. If you would like to stop receiving the free monthly post, please write us and put “stop post” in the heading, along with your physical address. Thank you.

