



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 1/6/2019
Ald. Nik Kovac District: 3
Staff reviewer: Tim Askin
PTS #114894 CCF # 191346

Property	2434 N. TERRACE AV.	North Point North
Owner/Applicant	David Lucas 2434 N Terrace Ave Milwaukee, WI 53211	David Lucas 2434 N Terrace Ave Milwaukee, WI 53211
Proposal	Applicant intends to relocate the existing WE Energies gas meter from the interior of the home to the exterior of the home, per WE Energies recommendation regarding safety. The gas meter is presently located in the basement of the home along the front facade. The applicant will relocate the gas meter to the exterior of the home along the front facade to the lower right of the entrance. The meter will be concealed by existing shrubs.	
Staff comments	<p>The Historic Preservation Ordinance specifically prohibits the placement of meters on the front of houses for obvious reasons. As such, only the Commission can make exceptions</p> <p>WE Energies and the applicant have considered other locations for potential relocation at the side and rear of home, there are not sufficient clearances on the sides for pedestrian passage or safety of the meter. Placing the meter on the rear of the house only exacerbates the present problem by running more gas pipe onto the property than there is presently.</p> <p>It would appear, however, that the gas leak risk can be managed equally effectively by having just the regulator on the outside, with the much larger meter still inside the basement. An article about a Pennsylvania historic district gave the following information "Mark McDonald, president of the New England Gas Workers Association, said regulators and vents connected to higher-pressure lines should be kept outside a home, even if that means in front. But the large meter boxes, he said, do not need to be outside." (Baxter 19 Feb. 2011). Additionally, the State of Rhode Island has found this to an acceptable approach in identical circumstances (Rhode Island Code § 39-2.1-2 - Location of gas regulators and/or gas meters in historic districts).</p> <p>Staff would recommend approval using this approach.</p> <p>Reference Baxter, Christopher. 2011. "Moving gas meters a matter of safety and show." The Morning Call (Allentown, PA). February 19. https://www.mcall.com/news/local/mc-xpm-2011-02-19-mc-allentown-gas-meter-dispute-20110219-story.html (accessed December 30, 2019).</p>	
Recommendation	Recommend HPC Approval	
Conditions	The regulator may be placed where proposed to address safety concerns; the meter itself shall remain in the basement.	
Previous HPC action		
Previous Council action		

Diagram for Definitions

The round component at the left is the regulator. The bulky rectangular object is the meter.

