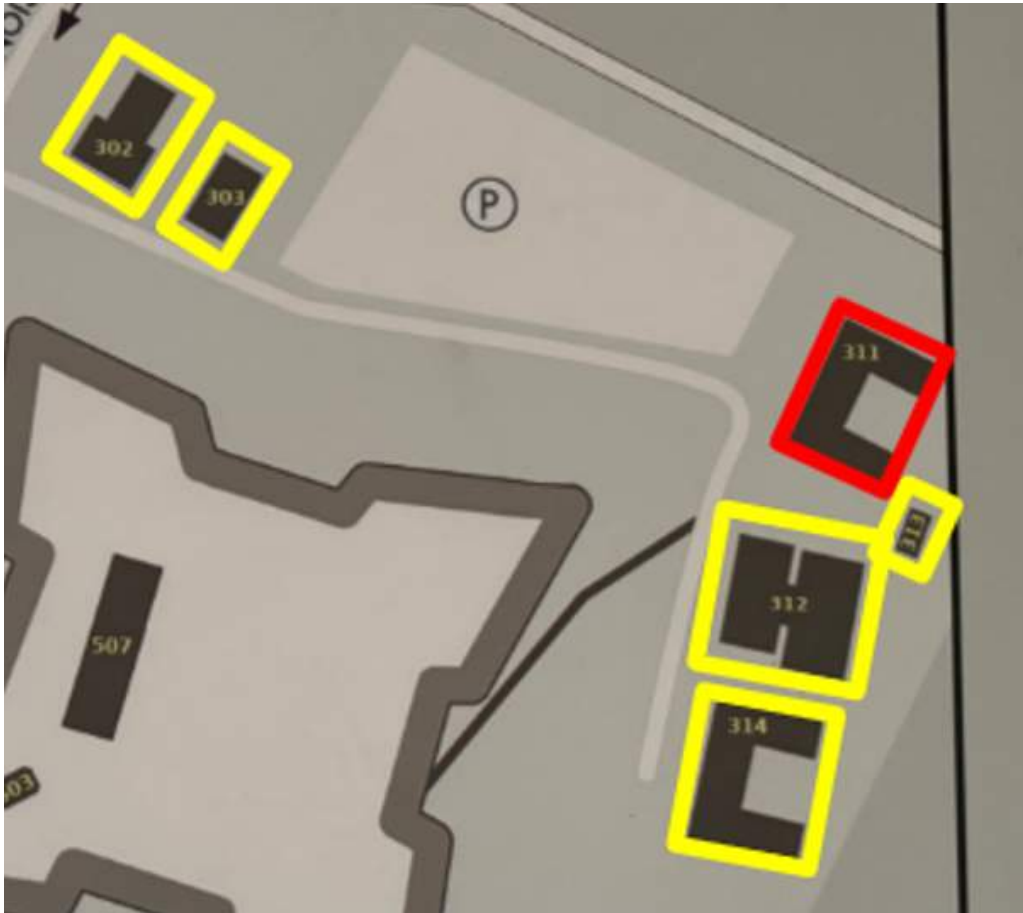


**Assessment of Buildings Along Meige and Cram**  
**For Future Gas Service Lines.**

On Wednesday 9/17/2025 a meeting was held on site at Historic Fort Wayne to discuss future gas services to five buildings along Meige and Cram streets.

This meeting was attended by:

- Amy Krull – SHPO
- Mara Lancaster – SHPO
- Brennah Grace Donahue – Detroit Parks and Recreation
- Skylar Leslie – Detroit Parks and Recreation
- Devon Kies – DTE Gas
- Jonathon Ferris – Wade Trim
- Shannon Leighton – Wade Trim



## Overview:

At this time, it is the opinion of DTE that from a safety standpoint, none of these buildings are ready to have gas services run to them. Many of the buildings have structural concerns and are not ready to have gas appliances such as boilers, furnaces, air conditioners, or hot water heaters installed. When it is time for services to be installed, HDD installation will be used as much as possible to keep excavations to a minimum.

The following is a building-by-building assessment of the current conditions of these buildings, and what can be expected when these buildings are ready for gas service.

### Guard House – Future Welcome Center – Building 302



Figure 1 Front of Guard House

Currently the gas meter is on the front of the building. The gas service line running through what used to be a window. However, there is hole going into the concrete foundation that we believe was previously used for gas service. We were able to enter the building and inspect how the gas network inside the building was laid out. While in the basement, we discovered that water was leaking from a split valve, and water would need to be shut off from outside the building. The current boiler in the basement showed signs of corrosion all along the bottom and appears to have asbestos insulation on at least one pipe coming out the top.

Based on these findings, this building is not ready for active gas service, however, two options were

developed for when the building is ready for gas service hook up.



*Figure 2 Present Meter Location*

#### Option 1:

The new meter would be put on a post outside the front of building; it would not be mounted to the building itself. The current hole in the foundation would be utilized to hook into the gas system as it currently exists, and any gap in the hole sealed.



*Figure 3 Possible Future Meter Location*

#### Option 2:

When the building is being rehabilitated, Detroit Parks and Rec can have the gas lines in the building re-routed so the entry can be moved to the back. It was noted that in its current condition the gas line has to travel almost the entire length of the basement before it reaches any appliance. By moving the entry point to the back of the basement, it will deliver a better supply of gas to the future boiler or furnace. We believe the sandstone does not continue below ground level and the foundation is cement. The exit/entry point could then be drilled through the foundation below grade, a riser pipe put in to come up to the gas meter, which again would be mounted to a post, not the building.

Once again, this building is not ready for an active gas service. If any work is to take place this fall at this building, the current gas meter will be removed, the current gas service riser

line cut off at ground level and capped, and the service line running into the building will be cut and capped.

### Theater – Building 303



*Figure 4 Front of Theater*

The theater's service line is currently run towards the back of the building. This location works well for the future meter location, and no new access point into the building will be needed. We could not gain access to the basement to assess the gas piping in the building.

This building is possibly the one in the best shape of the five in this area, however it is not ready for an active gas service. No service work is expected to occur this fall at this location as the meter is hidden from the road.



*Figure 5 Current and Future Meter Location*

## Old Recreation Center / Visitor Center – Building 312



*Figure 6 Front of Rec Center / Visitor Center*

The current meter is in the best location at this site with the riser coming out in a grassy area. Between the meter and the building is a large old concrete slab.



*Figure 7 Rec/Visitor Center Meter*

The future meter will be at the current meter's location on a post. From the meter, one service line will need to be ran along the building in the location of the current higher service line. Once inside the building the service line can be split to run to different appliances. The current entry point at the window area is the best option, as there is no good point to drill through the foundation. The window area would need to be sealed off Detroit Parks and Rec.

Currently the service line running from the meter is split outside the building, and two large lines are running into the building through an unsealed window opening. We were able to gain access to the basement, where we discovered a water heater in need of replacement, however the boiler looks to be in good enough condition to possibly be put back in service – only a certified tech would be able to confirm that.



*Figure 8 Service Lines Entrance*

### Former Bakery / Paint Shop – Building 313



*Figure 9 Bakery / Paint Shop*

This building is currently in obvious need of extensive repairs. So much so that running a service line was not even discussed on the site visit.

## Storage Building – Building 314



*Figure 10 Storage Building*



*Figure 11 Storage Building Current Meter*

Currently the meter is on the front of the building, and the service line goes through a hole in the sandstone wall. We were unable to access the basement due to safety concerns given the structural integrity of the building.

We did, however, discuss a preliminary future solution for the service. The new meter would be placed on a post around to the north side of the building. The service line would run through the former window opening, which would then need to be sealed by Detroit Parks and Rec. This solution would involve the removal of a concrete slab, that SHPO determined was not original to the building, but added later. This plan, however, is subject



*Figure 12 Possible Future Meter Location*

to future investigations as we could not access the basement to evaluate the current gas system.

If any service work is done at this location this fall it will involve removing the meter, cutting and capping the riser at ground level, and capping the service line running into the building.

### **Moving Forward**

Although no service installation is planned this fall, putting in the proposed gas main along Meige and Cram will set the stage for the future.

When these buildings are ready for gas service, DTE will be ready and willing to have the new service lines put in place following the above proposals, and the guidelines provided by SHPO.

The contact person at DTE for service installation will be:

Devon Kies – [devon.kies@dteenergy.com](mailto:devon.kies@dteenergy.com)

Capital Project Manager/PMO

(313) 324-2493

Prepared by – Jonathon Ferris – Wade Trim

9/19/2025