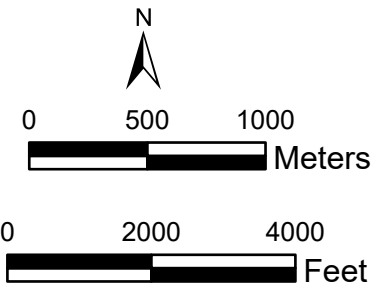


Attachment III.a.i - Project Mapping



[] USGS 7.5' TOPOGRAPHIC QUADRANGLE
[red line] PROJECT



NOTE:
1. USGS 7.5' TOPOGRAPHIC QUADRANGLES MUSKEGON EAST (1975) AND MUSKEGON WEST (1975), MICHIGAN. OBTAINED FROM ESRI IMAGE SERVICE.



CGC LINE ABANDONMENT
MUSKEGON, MI

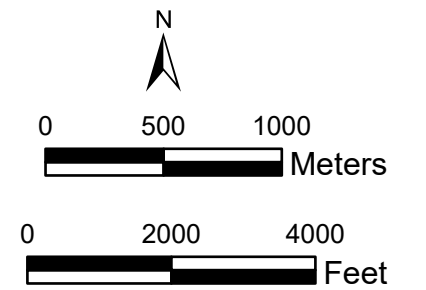
FIGURE 1
PROJECT OVERVIEW

Date: 5/24/2023





[] USGS 7.5' TOPOGRAPHIC QUADRANGLE
[red outline] PROJECT



NOTE:
1. USGS 7.5' TOPOGRAPHIC QUADRANGLES MUSKEGON EAST (1975) AND MUSKEGON WEST (1975), MICHIGAN. OBTAINED FROM ESRI IMAGE SERVICE.

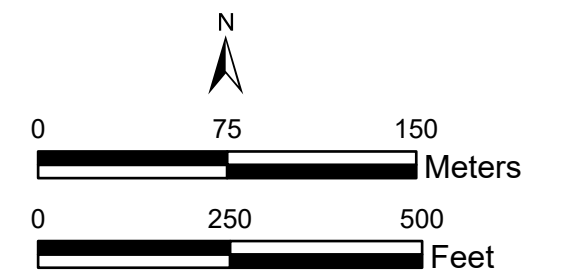
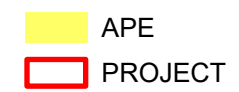


CGC LINE ABANDONMENT
MUSKEGON, MI

FIGURE 2
PROJECT OVERVIEW

Date: 5/24/2023





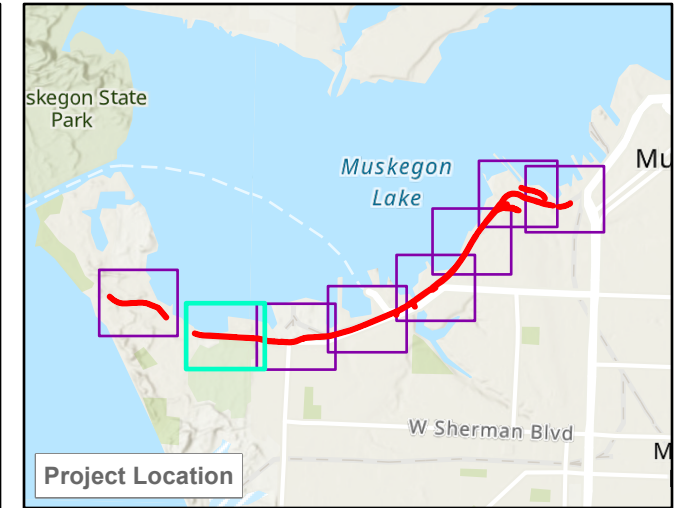
NOTE:
1. WORLD IMAGE CLARITY (BASEMAP) AND WORLD TOPOGRAPHIC (INSET)
OBTAINED FROM ESRI IMAGE SERVICE.

CGC LINE ABANDONMENT
MUSKEGON, MI

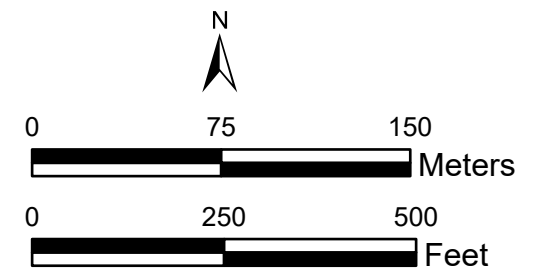
**FIGURE 3-1
PROJECT APE**

Date: 5/24/2023





■ APE
■ PROJECT



NOTE:
1. WORLD IMAGE CLARITY (BASEMAP) AND WORLD TOPOGRAPHIC (INSET)
OBTAINED FROM ESRI IMAGE SERVICE.

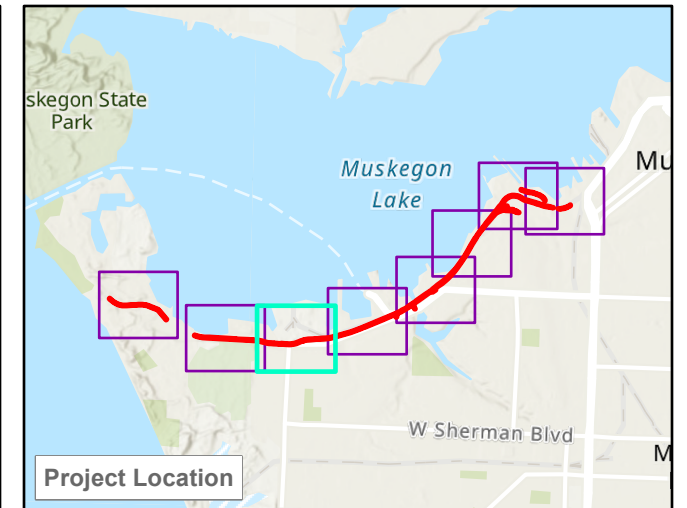
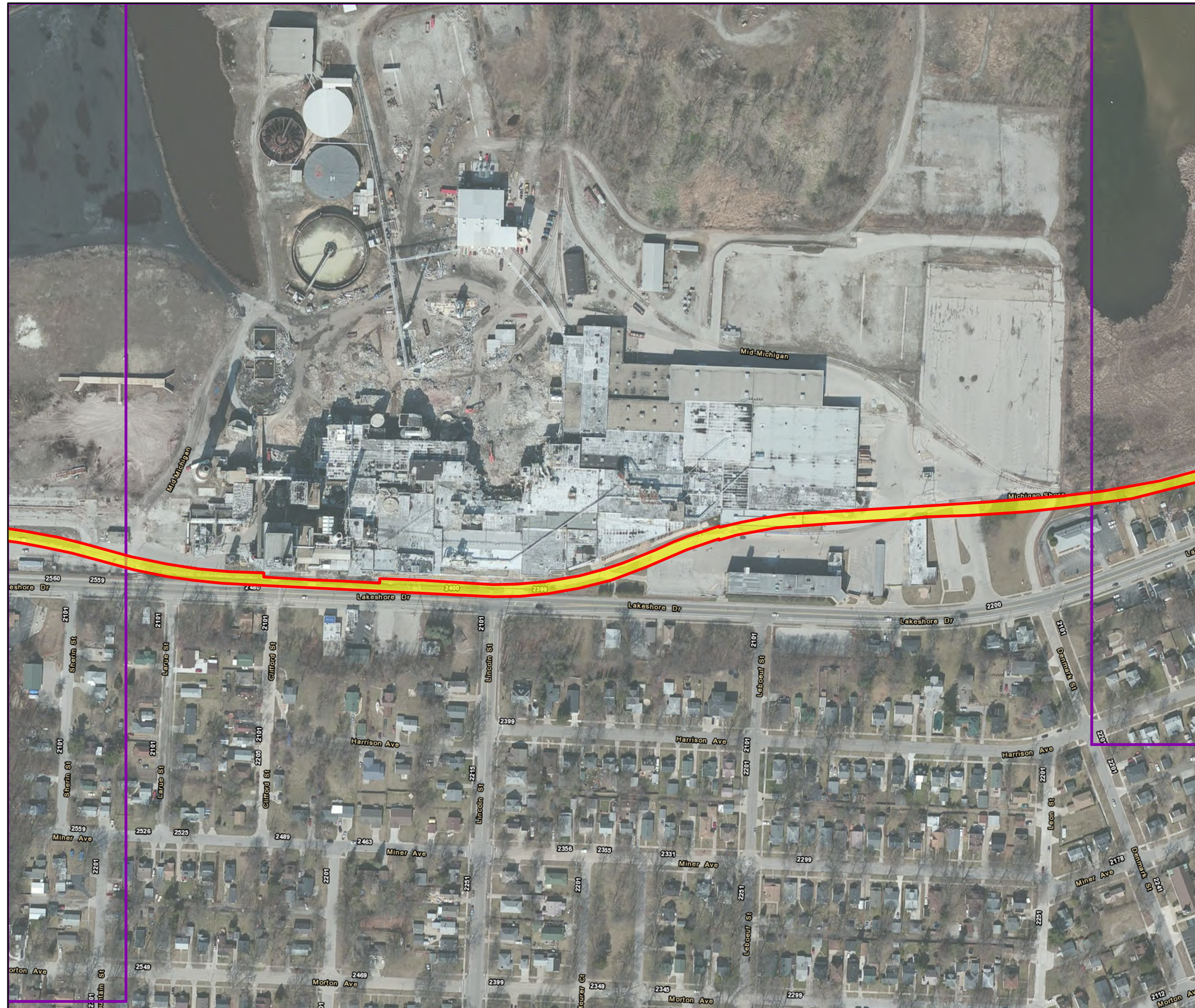


CGC LINE ABANDONMENT
MUSKEGON, MI

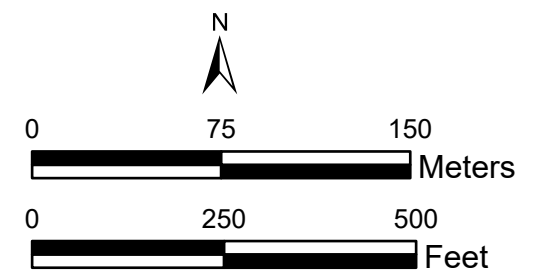
FIGURE 3-2
PROJECT APE

Date: 5/24/2023





■ APE
■ PROJECT



NOTE:
1. WORLD IMAGE CLARITY (BASEMAP) AND WORLD TOPOGRAPHIC (INSET)
OBTAINED FROM ESRI IMAGE SERVICE.

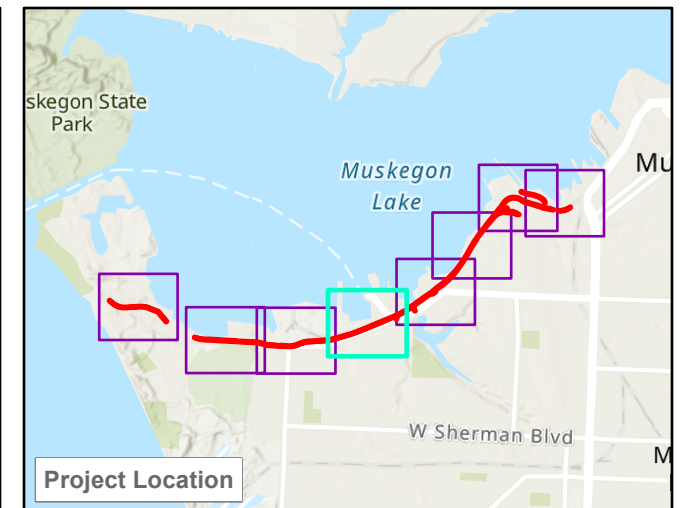


CGC LINE ABANDONMENT
MUSKEGON, MI

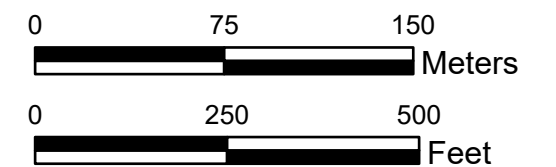
FIGURE 3-3
PROJECT APE

Date: 5/24/2023





■ APE
■ PROJECT



NOTE:
1. WORLD IMAGE CLARITY (BASEMAP) AND WORLD TOPOGRAPHIC (INSET)
OBTAINED FROM ESRI IMAGE SERVICE.

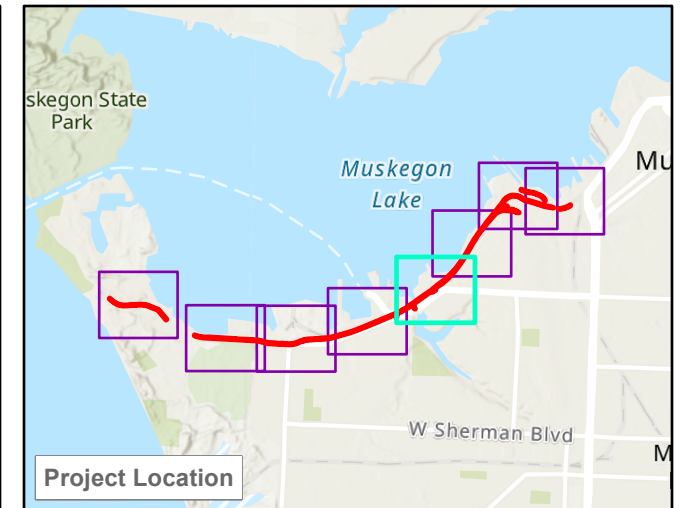


CGC LINE ABANDONMENT
MUSKEGON, MI

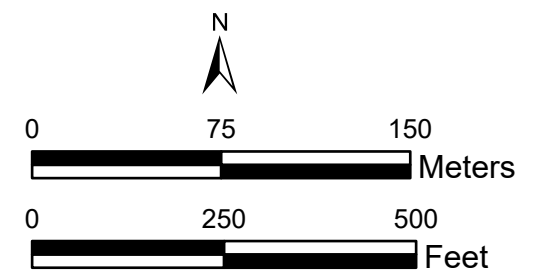
FIGURE 3-4
PROJECT APE

Date: 5/24/2023





■ APE
■ PROJECT



NOTE:
1. WORLD IMAGE CLARITY (BASEMAP) AND WORLD TOPOGRAPHIC (INSET)
OBTAINED FROM ESRI IMAGE SERVICE.

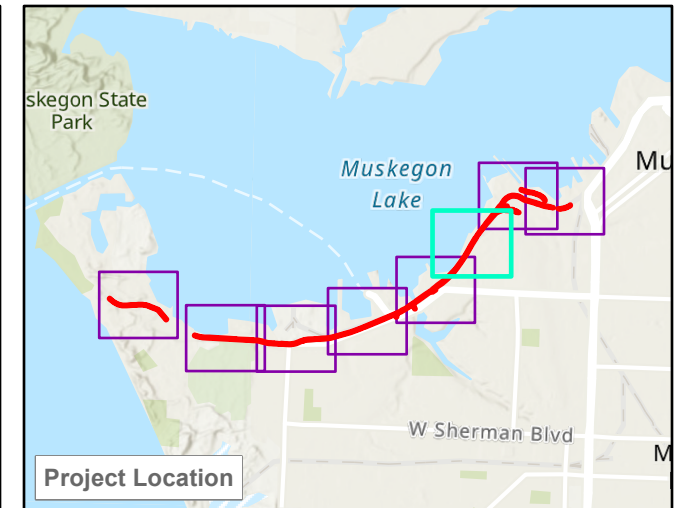
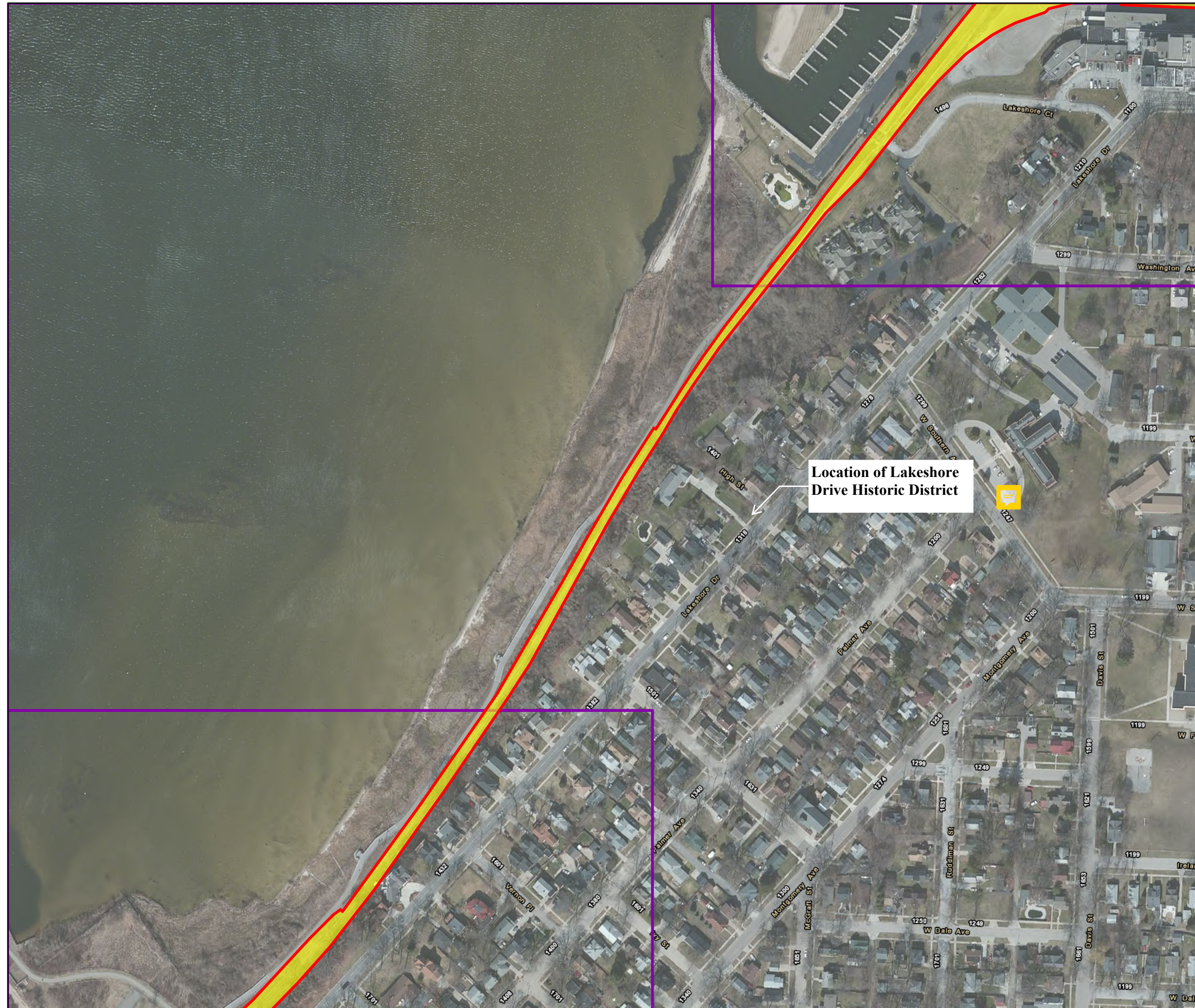


CGC LINE ABANDONMENT
MUSKEGON, MI

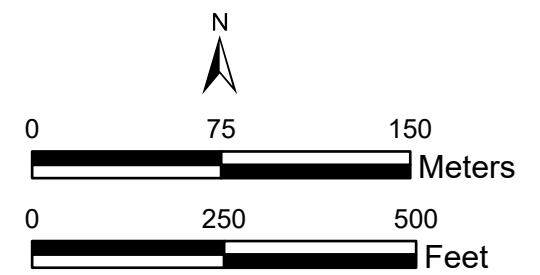
FIGURE 3-5
PROJECT APE

Date: 5/24/2023





■ APE
■ PROJECT



NOTE:
1. WORLD IMAGE CLARITY (BASEMAP) AND WORLD TOPOGRAPHIC (INSET)
OBTAINED FROM ESRI IMAGE SERVICE.

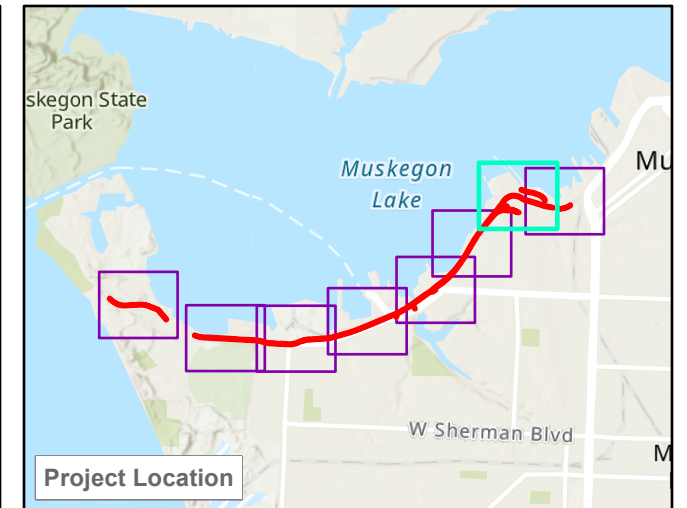
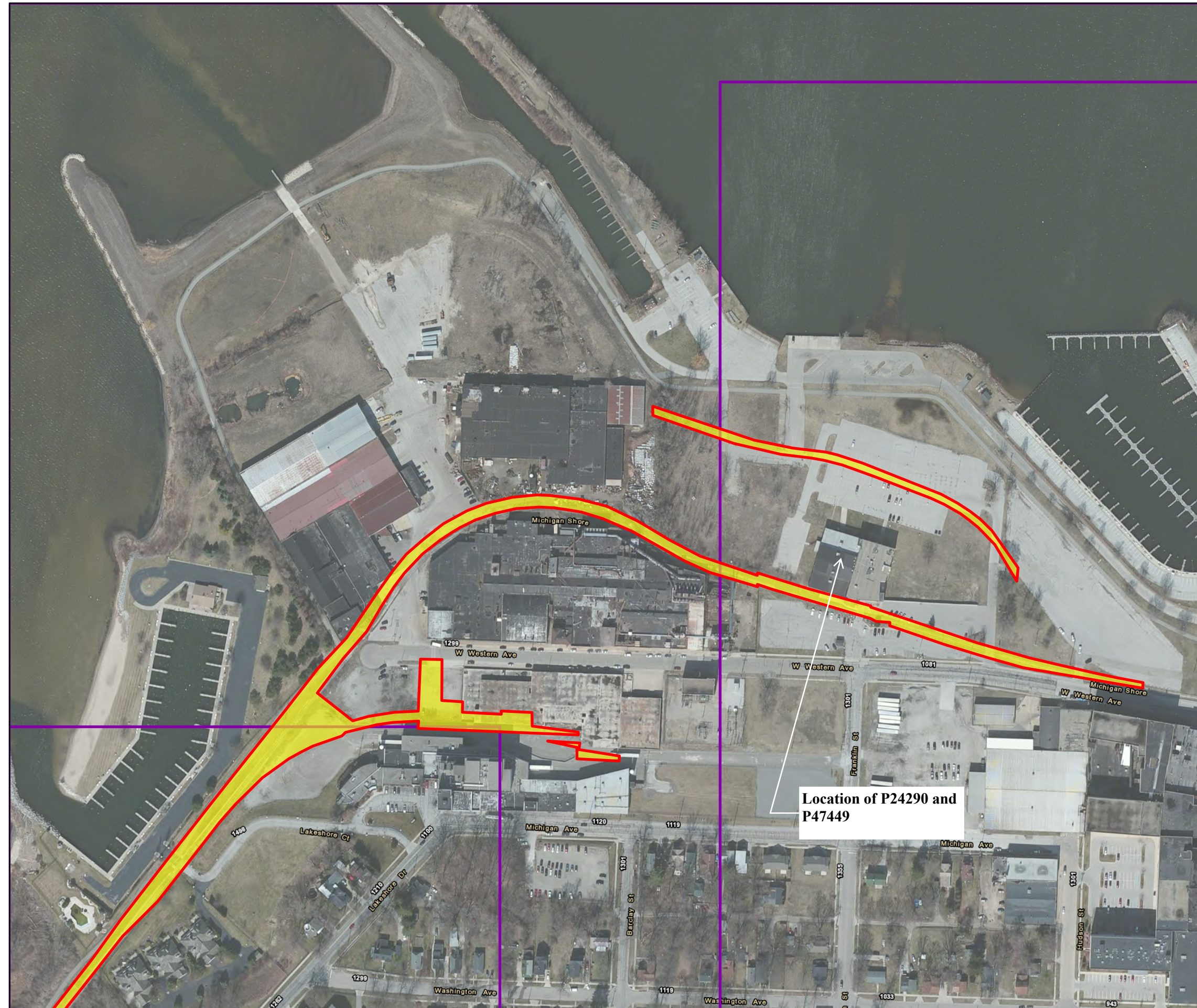


CGC LINE ABANDONMENT
MUSKEGON, MI

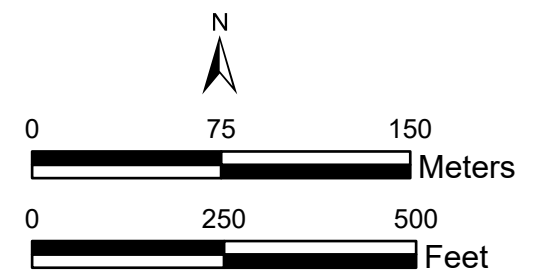
FIGURE 3-6
PROJECT APE

Date: 5/24/2023





■ APE
■ PROJECT



NOTE:
1. WORLD IMAGE CLARITY (BASEMAP) AND WORLD TOPOGRAPHIC (INSET)
OBTAINED FROM ESRI IMAGE SERVICE.

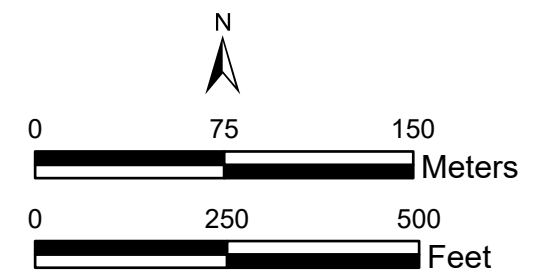
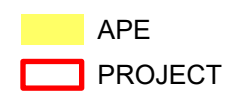
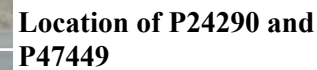


CGC LINE ABANDONMENT
MUSKEGON, MI

FIGURE 3-7
PROJECT APE

Date: 5/24/2023





NOTE:
1. WORLD IMAGE CLARITY (BASEMAP) AND WORLD TOPOGRAPHIC (INSET)
OBTAINED FROM ESRI IMAGE SERVICE.

CGC LINE ABANDONMENT
MUSKEGON, MI

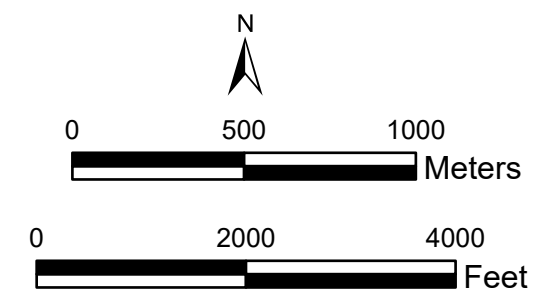
**FIGURE 3-8
PROJECT APE**

Date: 5/24/2023





APE/LOW PROBABILITY



NOTE:
1. USGS 7.5' TOPOGRAPHIC QUADRANGLES MUSKEGON EAST (1975) AND MUSKEGON WEST (1975), MICHIGAN. OBTAINED FROM ESRI IMAGE SERVICE.



CGC LINE ABANDONMENT
MUSKEGON, MI

FIGURE 4
ARCHAEOLOGICAL SENSITIVITY
MAP

Date: 5/24/2023



Attachment III.a.ii – Site Photographs

Project Photographs

CSX CGC Line Abandonment Project
Muskegon County, Michigan
(Images taken from Google Earth)



Photo: 1

Description:

Overview of Project, from eastern terminus

Location:

Muskegon County, Michigan

Direction:

Southwest



Photo: 2

Description:

Overview of Project from intersection of W Western Avenue and Franklin Street, Buildings correspond with architectural resources: P24290 and P47449

Location:

Muskegon County, Michigan

Direction:

North

Project Photographs

CSX CGC Line Abandonment Project
Muskegon County, Michigan
(Images taken from Google Earth)



Photo: 3

Description:

Overview of Project from the end of Western Avenue.

Location:

Muskegon County, Michigan

Direction:

Southeast



Photo: 4

Description:

Overview of Project from the end of W Western Avenue

Location:

Muskegon County, Michigan

Direction:

Southwest

Project Photographs

CSX CGC Line Abandonment Project
Muskegon County, Michigan
(Images taken from Google Earth)



Photo: 5

Description:

Overview of Project from Lakeshore Drive access to Project

Location:

Muskegon County, Michigan

Direction:

North



Photo: 6

Description:

Overview of Project from Estes Street

Location:

Eaton County, Michigan

Direction:

Northeast

Project Photographs

CSX CGC Line Abandonment Project
Muskegon County, Michigan
(Images taken from Google Earth)



Photo: 7

Description:

Overview of Project from
Estes Street

Location:

Muskegon County, Michigan

Direction:

Southwest



Photo: 8

Description:

Overview of Project from
intersection of Lakeshore
Drive and Lincoln Street

Location:

Muskegon County, Michigan

Direction:

Northeast

Project Photographs

CSX CGC Line Abandonment Project
Muskegon County, Michigan
(Images taken from Google Earth)



Photo: 9

Description:

Project Overview from the intersection of Cottage Grove Street and Lakeshore Drive

Location:

Muskegon County, Michigan

Direction:

East



Photo: 10

Description:

Project Overview from Lakeshore Drive

Location:

Muskegon County, Michigan

Direction:

Northwest

Project Photographs

CSX CGC Line Abandonment Project
Muskegon County, Michigan
(Images taken from Google Earth)



Photo: 11

Description:

Project Overview from
Lakeshore Drive (western
terminus)

Location:

Muskegon County, Michigan

Direction:

Southeast



Photo: 12

Description:

Project Overview from
Lakeshore Drive (western
terminus)

Location:

Muskegon County, Michigan

Direction:

Northwest

Attachment IV.b.i.A – MISHPO Architectural Properties Form

Michigan SHPO Architectural Properties Identification Form

Property Overview and Location



Street Address	N/S Lakeshore Drive and Western Avenue b/w Cottage Grove and 11th Street				
City/Township, State, Zip Code	Muskegon, Michigan, 49441				
County	Muskegon				
Assessor's Parcel #					
Latitude/Longitude (to the 6 th decimal point)	Lat:		Long:		
Ownership	Private ☒	Public-Local ☐	Public-State ☐	Public-Federal ☐	Multiple ☐

Property Type

(Insert primary photograph below.)

Building ☐ select sub-type below	Structure ☒
Commercial ☐	Object ☐
Residential ☐	
Industrial ☐	
Other ☐	



Architectural Information

Construction Date	b/w c. 1875 and c. 1880
Architectural Style	n/a
Building Form	n/a
Roof Form	n/a
Roof Materials	n/a
Exterior Wall Materials	n/a
Foundation Materials	n/a
Window Materials	n/a
Window Type	n/a
Outbuildings	Yes ☐ No ☒
Number/Type:	

Eligibility

Individually Eligible	Criterion A ☐	Criterion B ☐	Criterion C ☐	Criterion D ☐
Criteria Considerations:	a. ☐ b. ☐ c. ☐ d. ☐ e. ☐ f. ☐ g. ☐			
Component of a Historic District	Contributing to a district ☐	Non-contributing to a district ☐	Historic District Name:	
Not Eligible ☒				
Area(s) of Significance	Transportation: Railroad			
Period(s) of Significance	c. 1875 – c. 1945			
Integrity – Does the property possess integrity in all or some of the 7 aspects?				
Location ☒	Design ☒	Materials ☒	Workmanship ☐	Setting ☐
Feeling ☐	Association ☐			
General Integrity:	Intact ☐	Altered ☒	Moved ☐	Date(s):
Historic Name	Chicago & Michigan Lakeshore Railroad branch line; Pere Marquette Railroad branch line;			
Current/Common Name				
Historic/Original Owner	Chicago & Michigan Lake Shore Railroad (C&MLS)			
Historic Building Use	Railroad			
Current Building Use	Not In Use			
Architect/Engineer/Designer	Unknown			
Builder/Contractor	Unknown			

Survey Date		Recorded By		Agency Report #	
-------------	--	-------------	--	-----------------	--

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
-------------------	--------------------------	-------

Narrative Architectural Description

Provide a detailed description of the property, including all character defining features and any accessory resources.

The abandoned branch line of the former C&MLS between Muskegon and Bluffton/Laketon was constructed between circa 1875 and circa 1880. For the majority of the route, the resource is a single-track railroad spur that occasionally splits into a main and siding track as it travels along the Muskegon Lake shoreline on the north side of Lakeshore Drive and, at the east end, Western Avenue. While historically the spur terminated at the Laketon neighborhood in present-day Pere Marquette Park, those tracks were removed in 1938, and the current western terminus is located near the intersection of Lakeshore Drive and Cottage Grove Street. The railroad branch corridor crosses Ruddiman Creek over a timber stringer trestle open deck bridge approximately 42 feet long. While the construction date is unknown, the bridge is likely older than 50 years old. While the railroad corridor likely traverses other minor drainages, ditches, etc., water is conveyed beneath the railroad via common culverts, and no other associated structures are present.

History of the Resource

Provide information on previous owners, land use, construction and alteration dates in a narrative format. This is required for all intensive level surveys and designation and recommended for other identification efforts.

The branch line between Muskegon and Bluffton was constructed between c. 1875 and c. 1880, likely by the C&MLS. The railroad branch does not appear on the 1873 Muskegon County atlas, but is shown as completed between W. Western Avenue and McCracken Street on the 1877 Atlas of Muskegon County (Beers and Co. 1877). The branch line was completed to Bluffton by 1882, and is depicted as such on the 1900 Atlas of Muskegon County (Page & Co. 1882; Beers and Co. 1900). The C&MLS was consolidated into the Chicago and West Michigan Railroad in 1881 (Ivey 1919). By 1900, the Chicago and West Michigan Railroad merged with the Flint & Pere Marquette Railroad and the Detroit, Grand Rapids & Western Railroad to form the Pere Marquette Railroad. The railroad branch provided a connection between the main line of the C&MLS /Pere Marquette Railroad; the industrial properties along the south shore of Muskegon Lake, including the Central Paper Company mills, and Port Sherman at Laketon. It also transported people to Lake Michigan Park, later Pere Marquette Park, at the western terminus of the line at Bluffton. After 1938, the railroad tracks were removed between Pere Marquette Park at Bluffton and Cottage Grove Street. The railroad branch continues to operate into the twenty-first century, primarily connecting the paper mill to the main line. In 2009, the paper mill permanently closed, and the railroad branch became largely inactive and used primarily to store rail cars (Moore 2022).

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register, including an evaluation under at least one of the four criteria, discussion of the seven aspects of integrity, and recommendations about eligibility. This is required for all properties.

Eligibility Evaluation under NRHP Criteria

The former C&MLS/Pere Marquette Railroad branch line between Muskegon and Bluffton provided a link between the main line, the industrial properties along the south side of Muskegon Lake, Lake Michigan Park, and Port Sherman. While the branch line is associated in a broad sense with rail transportation in Michigan and Muskegon County, it does not represent a significant railroad corridor within the state, did not establish a new railroad or dominant railroad connection between significant resources, and did not provide a critical link or junction between two or more important railroad corridors. While the port at Port Sherman/Laketon was important in shipping lumber from Muskegon to other markets, the branch railroad does not appear to have been a critical component of the port, and other railroads and other ports are considered to be more critical to the shipment of commodities. Therefore, the former C&MLS branch line between Muskegon and Bluffton is recommended not eligible for NRHP listing under Criterion A.

No evidence was uncovered that any individuals significant in local, regional, or national history are directly associated with the branch line, and therefore, the resource is recommended not eligible for NRHP listing under Criterion B.

The branch line between Muskegon and Bluffton is an example of a typical single-track railroad with occasional sidings, serving a largely industrial corridor in Michigan. Its construction did not constitute a major civil engineering undertaking of the time, and it did not represent the evolving technology of railroad transportation. Further, few associated structures remain along the branch line, as the rails and stations at the western terminus have been removed, and industrial properties once served by the line have been demolished. While the timber stringer trestle bridge that carries the line over Ruddiman Creek is likely more than 50 years old, it is likely a mid-twentieth-century replacement for an earlier bridge. As such, the branch line between Muskegon and Bluffton is recommended not eligible for NRHP listing under Criterion C.

Architectural resources are not typically evaluated under Criterion D. To be eligible under this criterion, the resource would need to provide valuable, previously unknown information on some aspect of history. The former C&MLS branch line is a common, well-known, and ubiquitous type of resource and as such is recommended not eligible under Criterion D.

Assessment of Integrity

The former C&MLS branch line between Muskegon and Bluffton appears to be located within its original corridor, with the exception of the segment between Port Sherman/Laketon/Pere Marquette Park and Cottage Grove Street, which was removed after 1938. As the extant portion of the branch line remains in its original location, the branch line retains its integrity of location. According to historic atlas and United States Geographical Survey (USGS) maps, the branch line once featured several spurs and siding tracks that served industrial properties, ports, and stations along the corridor. Today, most of these spurs and sidings have been removed, as have the associated industrial properties and stations, though the primary form of the branch line is largely intact. As such, the branch line retains some integrity of design, though it is significantly diminished. The branch line has likely undergone routine rail and tie replacements with in-kind materials and other maintenance since its construction, and does not retain its integrity of original materials. Further, the extant branch line appears to be in deteriorating condition and as such, does not retain its integrity of workmanship. The branch line historically traveled along the south shoreline of Lake Muskegon between lumber, paper, and industrial properties on its way to Port Sherman/Laketon and Lake Michigan Park. Most of these industrial properties have been demolished. As such, the setting of the branch line has changed from one of primarily industrial surroundings to largely vacant or redeveloped land. As such, the branch line no longer retains integrity of setting. The branch line between Muskegon and Bluffton was constructed between c. 1875 and c. 1880 to serve as a connection between Port Sherman/Laketon, the industrial properties along the south shore of Muskegon Lake, and the main railroad line, as well as a connection to Lake Michigan/Pere Marquette Park and other recreation on the Lake Michigan beaches. Due to the loss of the branch's connection to Port Sherman/Laketon and Pere Marquette Park, as well as the demolition of the associated industrial properties along the corridor, the branch line no longer retains its integrity of feeling or association.

References

List references used to research and evaluate the individual property.

Beers and Co. 1877. Michigan, Muskegon County 1877.

<https://historicmapworks.com/Atlas/US/7629/Muskegon+County+1877/> Date accessed 5/24/2023.

Beers and Co. 1900. Laketon Township, Muskegon Township. From Muskegon County 1900, Michigan.

<https://historicmapworks.com/Map/US/20870/Laketon+Township++Muskegon+Township/Muskegon+County+1900/Michigan/> Date accessed 5/24/2023.

Ivey, Paul. 1919. The Pere Marquette Railroad Company. Michigan Historic Commission, Lansing, Michigan.

Moore, Lynn. 2022. "Nearly \$2M purchase of rail line by Muskegon to spur development of old paper mill site." MLive.com. Electronic article, <https://www.mlive.com/news/muskegon/2021/12/nearly-2m-purchase-of-rail-line-by-muskegon-to-spur-development-of-old-paper-mill-site.html>. Date accessed 6/12/2023.

Page, H.R. & Co. 1882. History of Muskegon County, Michigan. H.R. Page & Co., Chicago, Illinois..

Project Footprint

Chicago & Michigan Lake Shore Railroad Branch
Muskegon County, Michigan



1877 Atlas of Muskegon County, Michigan

Chicago & Michigan Lake Shore Railroad Branch
Muskegon County, Michigan



Source: Beers & Company, Atlas of Muskegon County, Michigan. Chicago, (1877).

1900 Atlas of Muskegon County, Michigan

Chicago & Michigan Lake Shore Railroad Branch
Muskegon County, Michigan



Source: Beers & Company, Atlas of Muskegon County, Michigan. Chicago, (1900).

1936 Lake Harbor Quad USGS Map

Chicago & Michigan Lake Shore Railroad Branch
Muskegon County, Michigan



Source: USGS, Lake Harbor Quad Map, 1:62500. Reston, Virginia. Chicago, (1936).