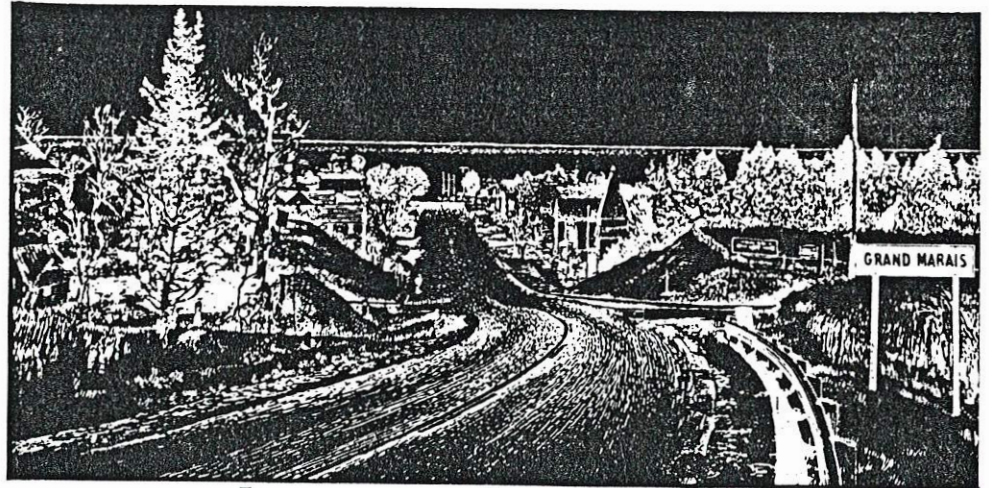


grand marais



yesterday • today • tomorrow

final report - december - 1970

**The Grand Marais Historical Society in cooperation with the Office of Community Planning, Michigan Department of Commerce, wishes to thank the following participants for their assistance during the Study:**

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**A Special Thanks to the Grand Marais School Children**

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"The preparation of this document was financed in part through a planning grant from the Department of Interior, National Park Service, under the provisions of Act 89-665, administered by the Michigan Department of Natural Resources."

# Foreword



There are certain periods in the history of any community which mark a turning point in development—activity starts to accelerate or decline. This has already occurred in Grand Marais with the beginning and end of the lumbering and fishing industries. These eras began and faded away with little or no planning or preparation by the community for either rapid growth or a marked slowdown. While it is true that the lumbering and fishing industries developed and then declined over a relatively short period of time, so that there was little time in which to be alerted of what was to come about; still there must have been signals, there must have been signs, that an era was ending or beginning.

It is not unusual to ignore the signs of the times. They signal change and change is often feared because it is unknown. This, however, does not have to be the case, as change can be predicted with some accuracy and fashioned with some precision. Hopefully, a planning program will help do this for Grand Marais.

There are reasons to believe the winds of change are now blowing again. The writing on the wall is becoming clear and the most prominent sign is, of course, the establishment of Pictured Rocks National Lakeshore. Although development

of the Lakeshore has been delayed, the important fact is that preservation of this great natural resource has been established by legislative action of the U.S. Congress. Full development of facilities is simply a matter of time. While it is, admittedly, almost impossible to predict the exact number of people who will visit the Lakeshore in a given year; it is safe to predict that there will be sufficient numbers to overwhelm the existing facilities in both Munising and Grand Marais, and significantly alter the character of these communities. Unless meaningful preparations are made, the benefits of economic gain can easily be nullified by loss of serenity and increases in pollution and congestion.

Another sign, not so clear as the Lakeshore but just as significant, is that leisure time activities are fast becoming the focus of a rapidly increasing number of peoples' lives. As the work week decreases; the 30-hour week may not be far away; recreation type activities become more and more prominent. The recreation business in the United States has increased by about \$6 billion each year for the last five years. \$83 billion is annually spent on leisure and it is estimated this may increase to \$250 billion by 1975. This has great significance for Grand Marais where the tourist industry plays such a vital role in the economy.

There are probably other signs of a changing future, but these two would seem to be sufficient to generate thought, interest, dedication, and action directed toward planning for a future Grand Marais. But what sort of planning?

Those events of the past, so dramatically evident in the history of Grand Marais, also mirror significant eras the whole country has experienced. A large portion of the history of the United States is reflected in the history of Grand Marais, and this seems to dictate that historic preservation be the spark to generate thought and action concerning the future. Historic preservation can also be the key to a program for future development. That all the elements of such a program should have a strong relation to historic preservation seems uniquely appropriate, and is in tune with national trends and activities. To make the picture clearer, let us look at some of these, briefly.

During the past decade there has been an unquestionable and prominent surge in interest and accomplishment in historic preservation activities around the nation. There seem to be apparent reasons for this, which are mentioned below, but we should not lose sight of the fact that the main reason could very well be simply a natural and spontaneous interest and regard for the events which shaped this country, now

that there are no more lands to conquer or frontiers to be made safe.

If it can be said that there is a current philosophy on historic preservation that is favored throughout the country, it is for the technique of adapting historic structures for contemporary use wherever possible. It is felt that many more structures could be saved if a practical function could be found for them, other than as a museum. In addition to contributing to the community's assets, structures that are lived in and used assist in their own survival.

There are many historic neighborhoods and historic communities throughout the country in active contemporary use, in good condition, and enjoyed by their inhabitants. The list of such places is long: Beacon Hill in Boston; Chestnut Street in Salem, Massachusetts; Benefit Street in Providence, Rhode Island; Elfreth's Alley in Philadelphia; Newcastle, Delaware; Charleston, South Carolina; Natchez, Mississippi; Church Hill in Richmond, Virginia; Georgetown, District of Columbia; and the Vieux Carre in New Orleans. All are famous examples of historic communities in contemporary use. In addition, there are numerous small communities in New England, the South and the Middle West that have not received recognition, but which are nevertheless charming examples of his-

toric communities that are well loved and cared for.

Federal legislation has undoubtedly been a factor in the rising level of interest in historic preservation. The 89th Congress of the United States (1966) has sometimes been called the Preservation Congress. The growing Federal legislative consensus on behalf of historic preservation expressed itself through the enactment of two major programs and several important constraints on Federal activity. One of the novel programs will be administered by the Secretary of the Interior; the other by the Secretary of Housing and Urban Development. These undertakings are embodied in Public Law 89-665 and in Public Law 89-754 respectively. The relevant provisions of these measures grew, in turn, from the President's 1965 Message on "The Natural Beauty of Our Country," the President's 1966 Message on "Preserving Our Natural Heritage," as well as from the recommendations of a Special Committee on Historic Preservation of the United States Conference of Mayors.

Another development which has surely had a significant effect, is Urban Renewal. Historic structures are, naturally, located in the older sections of our cities and towns which, in the majority of instances, have become blighted and sub-standard. Many of these areas have deteriorated to a point

where they qualify for total clearance under the Urban Renewal Program. When total annihilation of structures rich in the heritage of the country become an imminent reality, an astonishing number of citizens rise up to protest. Many of the most notable preservation accomplishments have developed in this manner, such as the Society Hill project in Philadelphia and College Hill in Providence, Rhode Island.

A third factor, undoubtedly, is the growth of an affluent society which has time and opportunity to look at, visit, and get involved with those things closely associated with the life and time of its ancestors. The more affluent we become, the more interest there seems to be in the accomplishments of those who lived in a much less complex, but far more physically arduous, environment.

Hopefully, this planning effort in Grand Marais can develop a program for future growth that will reflect the historic past, but also provide for progress; that will create both continuity and renewal; that will build the new alongside the old instead of in place of it. By carefully blending the desires of the people of Grand Marais with the demands of the future, this can be accomplished.

\* \* \*



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## Introduction

We are fortunate there are places like Grand Marais where history is alive and serenity and beauty have not been destroyed. To attempt to preserve this, while keeping in step with the march of time, seems entirely proper. The Michigan Historic Preservation Task Force, composed of persons from the Department of Natural Resources, State, Commerce, Highway, Administration and the Executive Office, has, therefore, initiated a project to guide growth within the Grand Marais area. The Task Force designated seven specific objectives for the project.

*"Action may not always bring happiness; but there is no happiness without action."*  
Disraeli

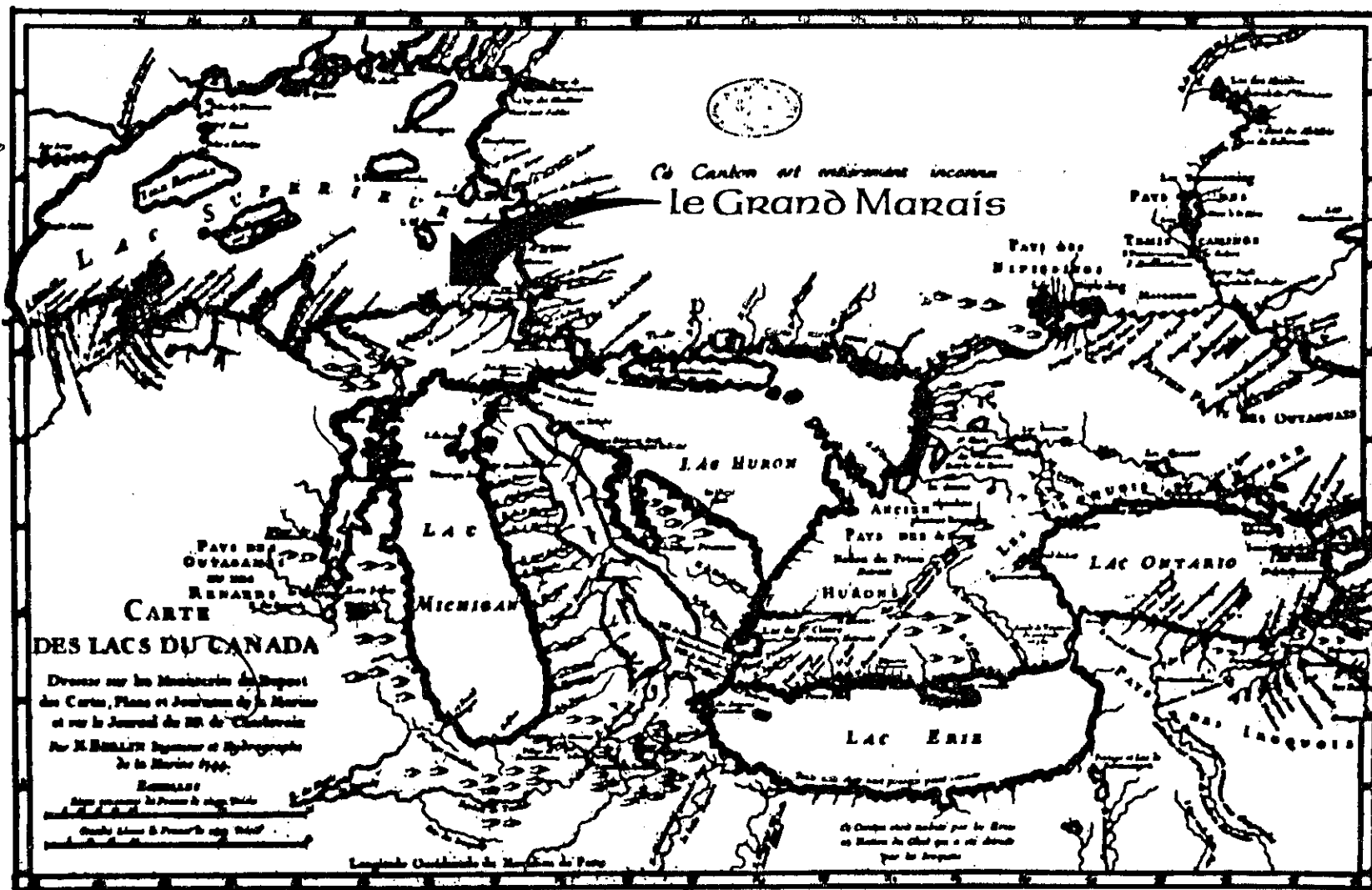






## Project Objectives

1. To assist in determining a location for the eastern access route to Pictured Rocks National Lakeshore that will be of maximum benefit to the Lakeshore and to Grand Marais.
  2. Consistent with No. 1, prepare a plan that would, if implemented effectively, recreate the atmosphere and character of Grand Marais before the turn of the century.
  3. Prepare a plan that would make optimum use of the harbor both as an esthetic attraction and as a working harbor for small craft.
  4. To coordinate this plan and effort with the Lakeshore Development Plan and the Alger County Planning Program.
  5. To increase interdepartmental relations between various state agencies and to assist the efforts of local and state governments.
  6. To develop new techniques in public relations to better inform the citizens of the issues, opportunities and alternatives raised in the planning process.
  7. To open new avenues whereby citizens may be able to voice their concern of the program and allow them to make valuable contributions into it.
- The Office of Community Planning, Michigan Department of Commerce, was assigned the task of carrying out these objectives. Through their efforts and the support given by other individuals and public agencies listed under the acknowledgements, the objectives have been completed.



French map of the Great Lakes region by Charlevoix and Bellin, Paris, 1744, showing "le Grand Marais".

## Grand Marais Yesterday

Grand Marais--the name has been a familiar one in Great Lakes history since the beginnings of exploration and settlement by the French in this region in the 17th Century. As a place name, Grand Marais ranks among the oldest in Michigan; as a community, its historic atmosphere and setting are unrivaled in the State. Here, time has crept forward at a snail's pace, and the onrush of 20th Century progress has gone unheeded. All people can look to Grand Marais as a significant tie with the past, but the harbor figures importantly in Chippewa lore as an ancient site of encampment. Gitchee Agomowin--Great Harbor--was a welcome shelter from Lake Superior storms long before the first Frenchman shouted, "Voilà, le Grand Marais."

Described in many accounts of early travelers, Grand Marais was a favorite camping site for voyageurs and countless others plying the south shore of Lake Superior. It wasn't until 1853, however, that a town was established. Commercial fishing and fur trading were its first means of livelihood, although some lumbering was done on a small scale east to Whitefish Point.

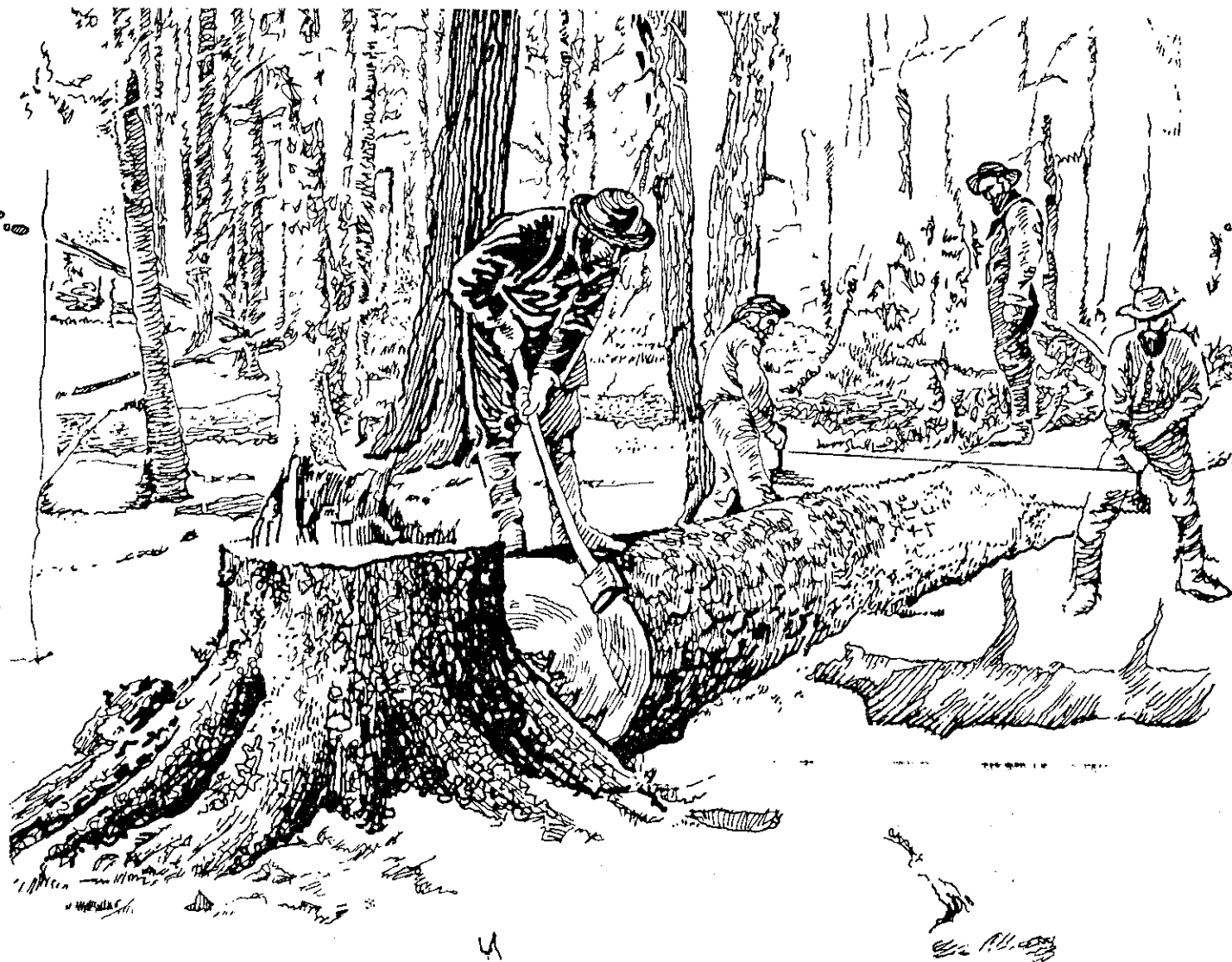
Peter Barbeau's trading post built in 1861; commercial fishing operations begun by C. Endress & Sons in 1871, and construction of the first lumber mill in 1879 by Wellington

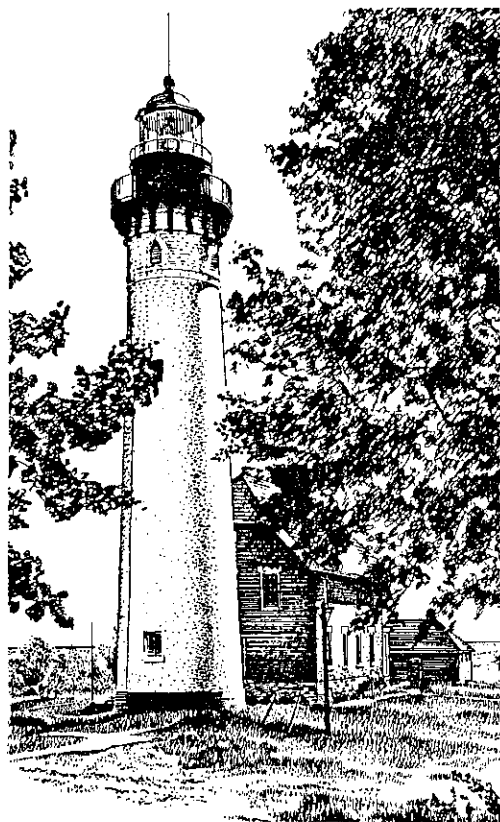
R. Burt and Henry Gamble, were the mainstays of early-day Grand Marais.

During the first half of the 1880's, a post office was established, a public school was built, a local political unit was set up (Burt Township), piers were constructed and harbor improvements made, and a major portion of the townsite was platted. Transportation was by passenger-freighter "packet boats," during the navigation season, and by sled and stage overland to Sault Ste. Marie and Newberry, the railhead. The 300 residents lived an isolated, rugged existence; they were truly pioneers on the northern frontier.

A dramatic chapter in Grand Marais history was begun in 1893 when the Alger-Smith Lumber Company of Detroit built its railroad from Seney to Grand Marais and moved milling operations there. This brought a rush of over two thousand people during the next several years who turned Grand Marais into a boom town with nearly 30 saloons, two newspapers, a dozen hotels and boarding houses, two banks and other enterprises of a bustling lumber port and commercial center.

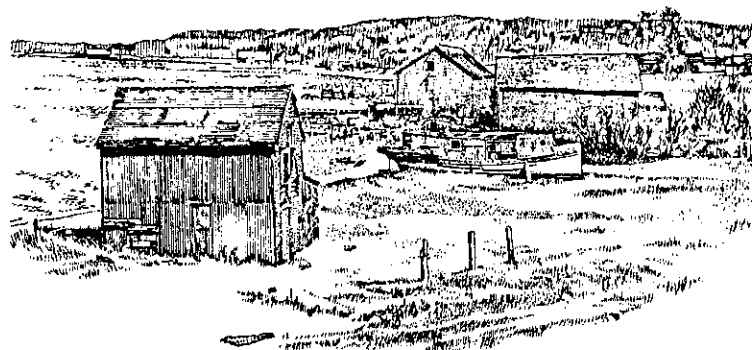
The decline of Grand Marais was just as dramatic as its rapid rise, when Alger-Smith announced closing of operations



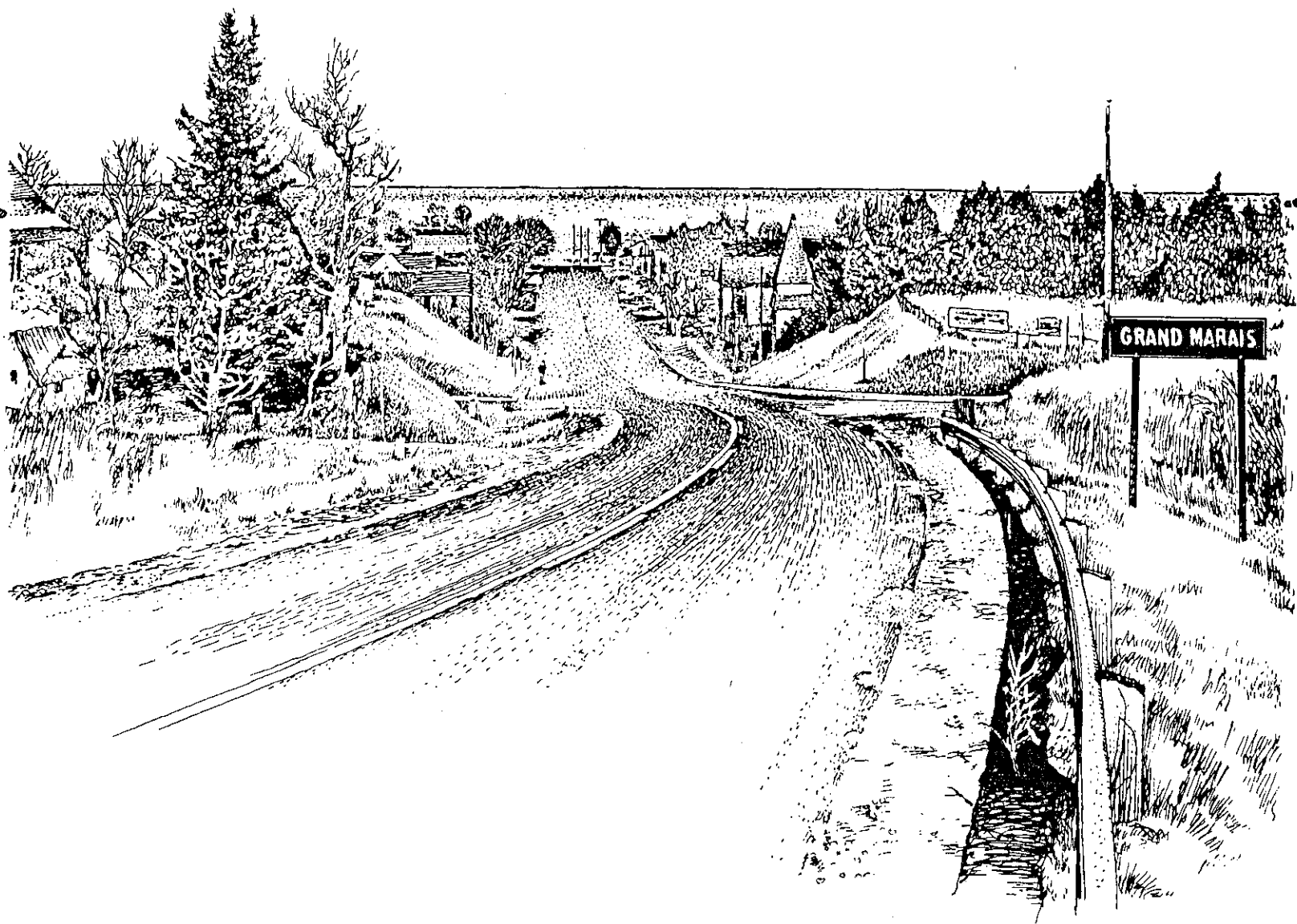


and abandonment of the Manistique Railway in 1910; three-quarters of the population made a hurried exodus, and within several years the community was left almost a ghost town.

Fishing and lumbering gradually revived, and a growing tourist trade gained momentum to give Grand Marais a more stable economy and population. The village's picturesque setting, its air of quiet stability and its legacy of colorful history reaching back 300 years must not be destroyed. It is unique in Michigan; it is irreplaceable.



FOOTNOTE: Materials for this section of the report, *Grand Marais Yesterday*, were taken from the publication *Voyageurs' Harbor* by James L. Carter, Pilot Press, Grand Marais, Michigan, 1967. A special thanks to Mr. Carter for the use of materials from this significant publication.



# Grand Marais Today

The past has been reviewed, but to plan for the future we must also know what Grand Marais is now.

The fact that Grand Marais is an unincorporated area makes it difficult to obtain factual information specifically for the community. However, Grand Marais contains the majority of people in Burt Township, on which data is available, so the assumption will be made that Grand Marais is a reflection of Burt Township and the same trends and projections apply.

## Population

Grand Marais has undergone a dramatic change in the past 70 years. From a community of 2,000 residents in 1900, it has dwindled to approximately 300 people in 1970. Burt Township's population increased in the 1940's but decreased from 1950 to 1960, as did all the surrounding townships except Hiawatha. The school census for Burt Township shows a decrease in the 0 to 19 age group of 78 children between 1959 and 1968 which indicates a continuing population decrease.

TABLE 1

## TOWNSHIP POPULATION \*(INCLUDES GRAND MARAIS)

	1940	% of Change 1950		% of Change 1960	
Burt Township*	570	+ 09%	624	— 28%	457
Munising Township	1,073	+ 31%	1,412	0%	1,408
Seney Township	260	+ 8%	282	— 16%	236
Hiawatha Township	588	+ 8%	644	+ 8%	695
McMillan Township	4,145	+ 6%	4,426	— 9%	4,001

Source: United States Census

## Residential Area

The residential area is centered in two specific districts, East Town and West Town. These districts developed during the lumbering boom and although these industries no longer exist, East Town and West Town persist today. When the Brazel Bros. built a lumber mill at the west end of the bay, homes began to spring up around it. To make a distinction



from the original settlement growing along present-day Grand Marais Avenue, the residents near the mill began to refer to their district as West Town.

East Town starts at Colwell St. and Grand Marais Avenue and runs east, with the majority of homes located on or adjacent to the Avenue. West Town runs west of Colwell and winds around the bay. Its south boundary could be considered Wilson St. and Chisholm Ave. the western one. At present there are approximately 60 permanent and seasonal homes in East Grand Marais and 163 in West Grand Marais. The two districts are different in name only; the physical features are similar. Both districts have some homes in various stages of deterioration, but there is no specific area in either one where a large amount of homes are beyond repair. Certain homes are possibly beyond the stage of reconditioning but the majority only require minor repair. Most are constructed of wood and date back to the early 1900's or before. Wood clapboard siding is the dominating exterior material, painted a variety of colors. A white exterior finish found in many small communities does not prevail in Grand Marais.

The residential lots are typically 25 ft. in width to 150 ft. in length, but the many vacant lots, adjacent to homes, make

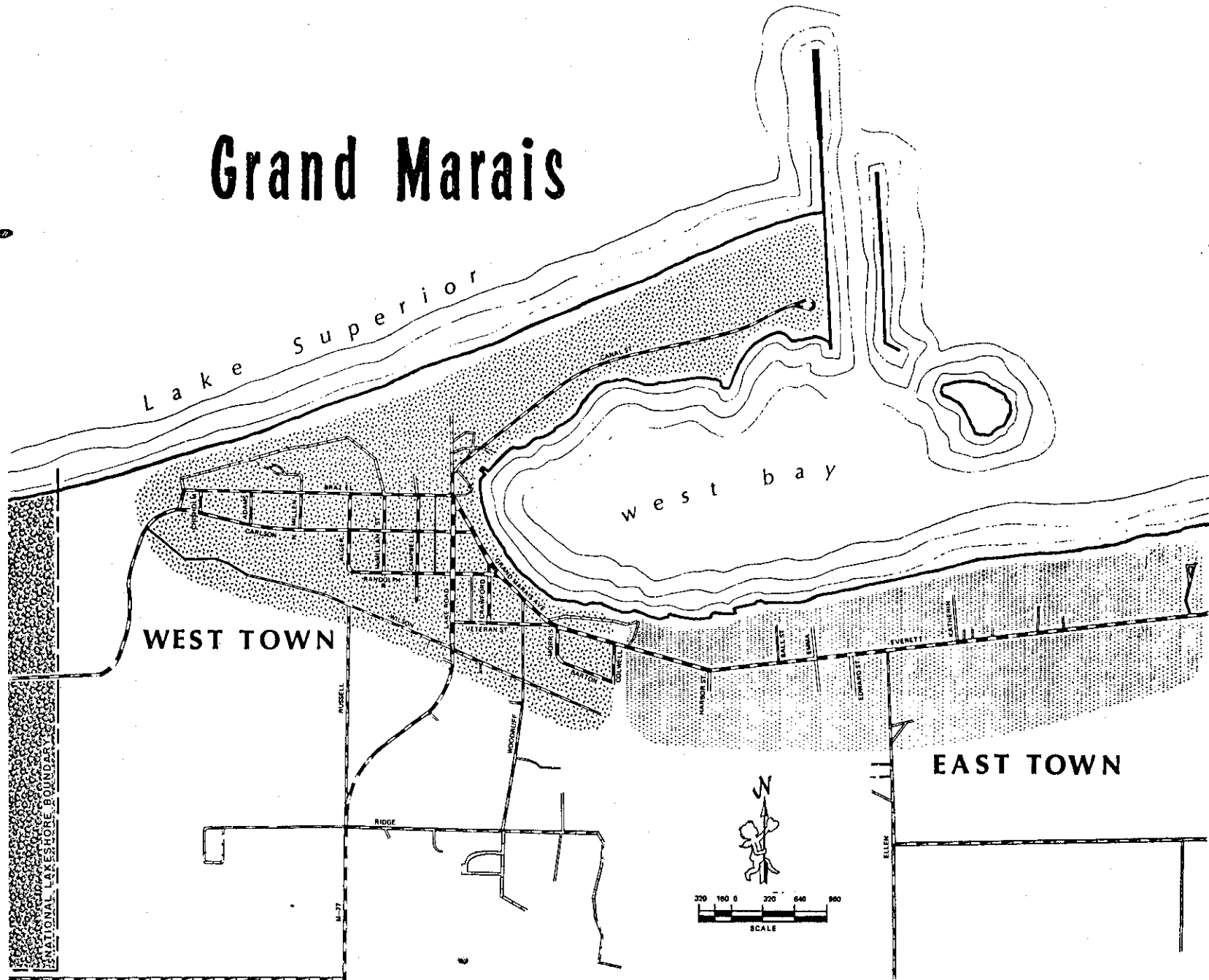
a portion of the residential homesites look larger than they really are. Each home has its own sewage system in the form of septic tanks. Heat is provided primarily by two methods: wood burning stoves and oil furnaces. Many mobile homes are located outside the heart of the platted residential area. The majority are used as summer cottages. Some are showing signs of deterioration.

Approximately one half of the community has concrete sidewalks. The street system is in fair condition with over three-fourths of the residential area serviced by paved streets. The community is blessed with many beech, maple, and birch trees. A prevailing westerly wind freshens Grand Marais with the smell of pines. The open ditches that serve as storm water drains have filled up over the years, and rain water flows in a haphazard manner over the lawns and streets before finally emptying into the bay.

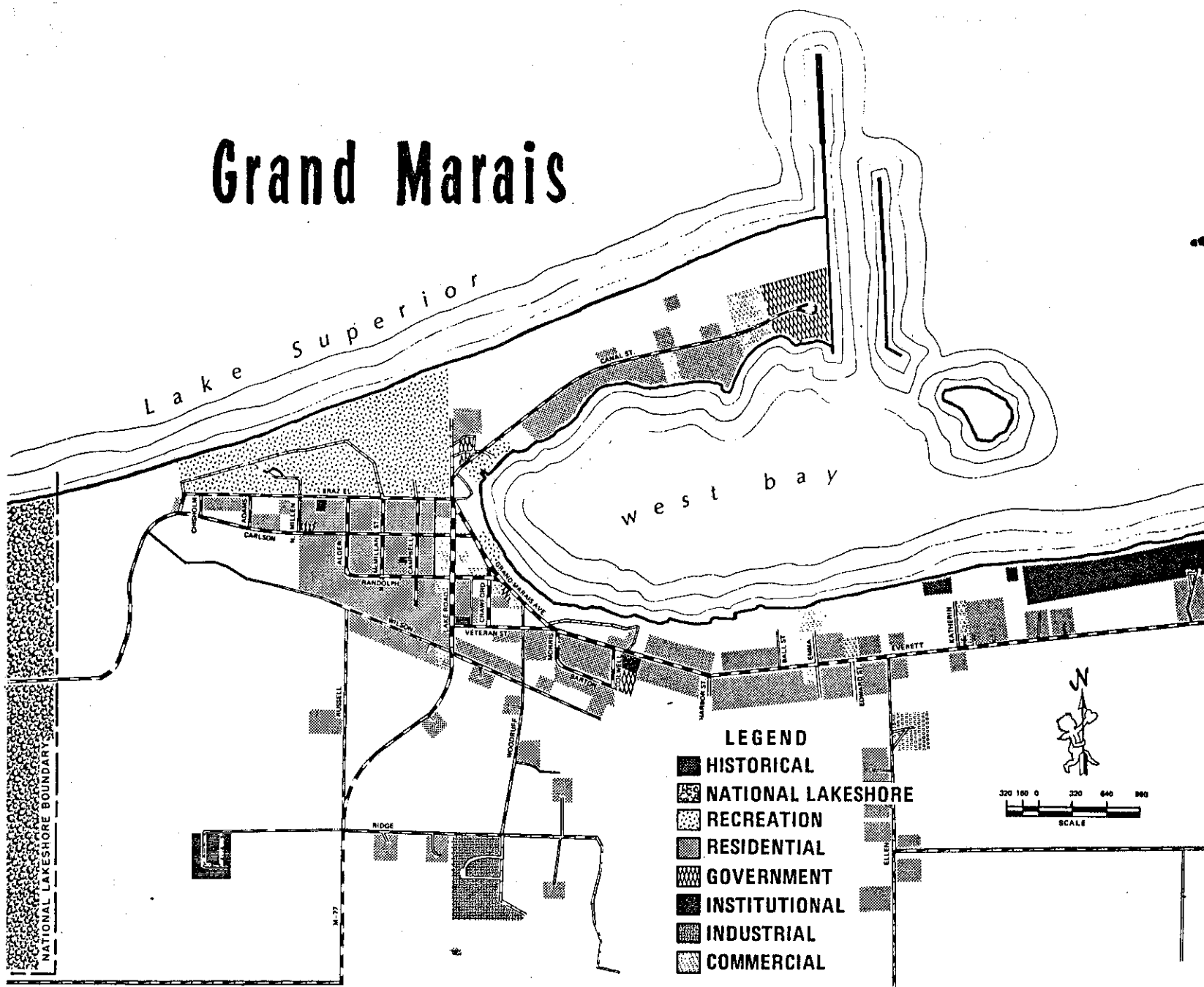
#### Commercial Area

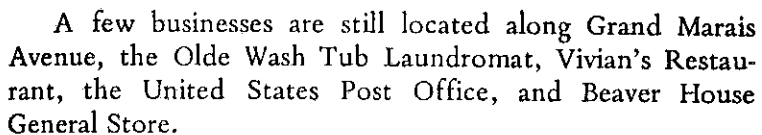
The commercial area is located primarily on Lake Road and runs two blocks from Randolph to Brazel Streets. In the early 1900's, when the community's population was around 2,000 people, the commercial area extended along Grand Marais Avenue connecting East Grand Marais Village with West Grand Marais.

# Grand Marais



# Grand Marais





The main commercial district now starts on Lake Street with the Superior Hotel at the south end, and runs to the north end past Massey's Gulf Gas Station, Sportsman's Bar, Ed Bennett's Barber Shop, Oiva A. Ylimaki's IGA Supermarket, Kozy Corner Restaurant, Dunes Bar, and Frank's Standard Gas Station. The main commercial district gives the impression of being scattered and disorganized. This is a result of decay or razing of many of the structures over the years, leaving open spaces between the remaining buildings.

The commercial district is centrally located within the community and occupied structures are well maintained.

## FIRMS LOCATED IN GRAND MARAIS

**Source:** Dun and Bradstreet represents a partial listing.

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## LODGING ACCOMMODATIONS

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Grand Marais Industries and Ray Smith's Mill are the only industrial firms in Grand Marais. Grand Marais Industries, located at the intersection of Ridge and Woodruff roads, produces industrial wood pallets, employs twenty persons, and, at present, has no plans for further expansion. Ray Smith's Mill, located on M-77, employs five men and has been in operation two years. Tentative plans call for future expansion.

Charter boat fishing shows some promise of partially filling the void left by the cessation of commercial fishing.



TABLE 4

Year	*Total Vessel Trips	**Total Tons of Fish Products
1953	724	99
1954	1632	163
1955	1451	107
1960	474	77
1965	156	18
1966	---	00

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Grand Marais has a combined total of 20 miles of lake and bay shoreline.

south breakwall, at a cost of \$½ million. Completion is scheduled for the summer of 1970.

The coast guard station stands at the juncture of the bay and Lake Superior. Established in 1899 it is one of the oldest functioning stations in Michigan. There are no plans for either expansion or cancellation. The staff consists of one officer and five seamen with one longboat available for rescue operations.

The often turbulent lakeshore is in marked contrast to the quiet safety of the bay. The five-mile shoreline is almost barren of development; only three summer cottages. Two miles of shoreline are part of the township park. More and more tourists each year search the shore for agates thrown up on the beach by the powerful wind and wave action of Lake Superior.

## ECONOMY

As an unincorporated community, no economic data is available specifically for Grand Marais. Information on the economic pulse of the community was obtained from personal interviews with the business owners, plus data on Alger County, prorated to apply to Grand Marais. Assumptions made from the latter method of data collection are limited to

general statements as it was found that Grand Marais is not identical with the county.

From personal interviews, the proprietors all reported that the business climate was in a stable condition. Some establishments report that business has been increasing at a slow pace in the past few years.

Data collected concerning the economic situation in Alger County points to a generally decreasing economy countywide. Major employment classifications as recorded by the census reveal that Alger County had a smaller labor force in 1960 than it did in 1950.

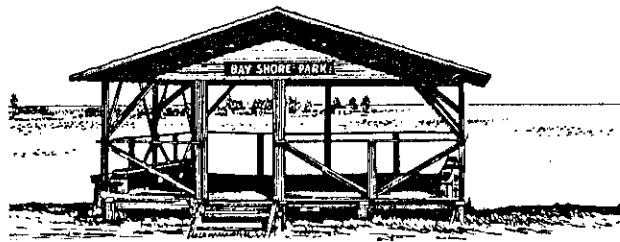
TABLE 5

ALGER COUNTY LABOR FORCE

	1950	1960	1965	1966	1967
Civilian Labor Force	3,486	3,075	2,425	2,325	2,375
Employed	3,038	2,677	2,225	2,175	2,200
Unemployed	448	398	200	150	175

Source: United States Census





The 1959 median income, both for families and for unrelated individuals, was well below the State average. The median family income in Alger County was \$5,028; in the State it was \$6,259. In 1963 the effective buying income per household was estimated at \$5,122; for the State it was \$7,696. By 1967 Alger had increased to \$6,392; the State to \$10,330.

#### Public Facilities

Public facilities are scattered throughout the community. There are 7 township buildings, 2 Federal buildings and no State buildings.

The town hall located at the intersection of Grand Marais Avenue and Morris Street has recently been reconditioned. The township volunteer fire department is located on Canal Street across from the public marina. The firefighting equipment consists of one 1950 vintage fire truck and the fire department is staffed by seven volunteer firemen. The county garage is located at the intersection of N. Millen and Carlson. The county garage provides repair work for all the county vehicles. It employs five men, and has the following equip-

ment, a grader, a snowblower, snowplow, a front end loader, plow truck and two dump trucks.

The school system (Class D) has the distinction of being the smallest in Michigan. The school was built in 1926 and is presently adequate for the community's 100 students. The majority of graduates go on to college. A headstart program was originated recently and is functioning quite well.

The township maintains three parks and two cemeteries. Woodland Park, 100 acres, includes a trailer park, a ball diamond and a tennis court. The park, located on the shore of Lake Superior, also provides 100 trailer sites. With increased tourism the park recently underwent some expansion and added toilet facilities. On weekends during the summer months the park is filled to capacity. Visitors frequently call it one of the finest township parks in the State.

Bay Shore Park, three acres, is located on the bay across from Hill's Store where the township maintains a park stand. The third park, Kahle, one and one-half acres, is located about one mile east of the heart of the community off E. Everett Avenue, and contains a boat launching site into East Bay.

### Churches

There are now four churches all having been in existence over 20 years. The Mennonite Church is located on Campbell Street, Holy Rosary Catholic Church on Grand Marais Avenue, First Lutheran Church of Grand Marais on Brazel Street and the United Methodist on Lake Avenue. The history of religious activity dates back to the earliest days of settlement and provides an important contribution to the historic atmosphere of the community.

### Utilities

Bell Telephone Company supplies phone service and electricity is supplied by Alger-Delta Cooperative Electric Association.

Water is supplied to the majority of residential and commercial buildings by the township. The township water station is located on Canal Street across from the public marina.

The township maintains two trenches for use as a sanitary land fill, located about four miles east of town. There is no county or township solid waste pickup.

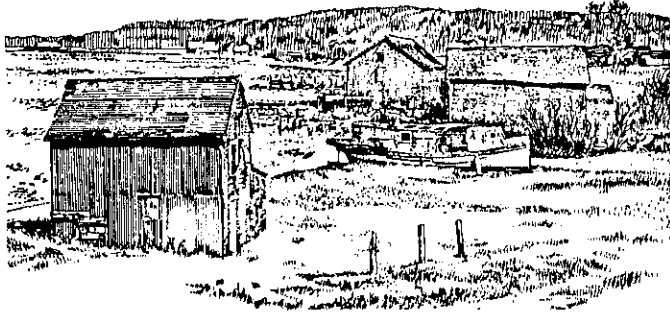
### Transportation System

Grand Marais is served by one major state trunkline M-77. It begins at U.S. 2 on the north shore of Lake Michigan and runs to the south shore of Lake Superior. The nearest major highway running east and west is M-28 which passes 25 miles to the south. Both M-28 and M-77 are two-lane bituminous surfaced roadways. Both allow maximum speeds of 65 m.p.h. and have a capacity of 1,400 vehicles per hour.

County road 700 provides additional east and west passage. Running west from Grand Marais to Munising it connects with the Adams Trail and traverses much of Pictured Rocks National Lakeshore. On the east it runs along Lake Superior finally turning south a few miles past Two Heart and connecting with M-123. It is an unimproved gravel road.

The remaining road system consists of residential streets of which approximately 75 percent are bituminous and the remaining 25 percent improved gravel.

The harbor has been used as a place of refuge for voyageurs for over 300 years. With the construction of the marina, activity has been on a steady increase. Pleasure boat-



ing and charter boat fishing generate the majority of trips into and out of the harbor.

Trans Canada Airways built two emergency mile long runways in 1947. In 1959 they gave the airport to the township, which is located at the edge of Whitewash Plains, about six miles from Grand Marais. Both runways have a sod base, and maintenance is the responsibility of the township.

#### Pictured Rocks National Lakeshore

In 1966, the 89th Congress approved, and on October 15, President Lyndon B. Johnson signed into law, legislation creating the Pictured Rocks National Lakeshore.

The National Lakeshore consists of approximately 67,000 acres along the shore of Lake Superior between Munising and Grand Marais. This land is divided into two zones, 28,000 acres and 38,000 acres. The first is designated as primarily a recreational area, while the second acts as a buffer zone to provide protection to the watersheds and the forests.

Projections by the National Park Service indicate that 700,000 tourists may annually visit the park by 1980. Estimates of gross income and employment due to the Lakeshore

vary depending upon the future character of the Upper Peninsula's tourism industry. If the present trend continues, added gross income to the region may be \$2,967,000 ten years from the present, generating an additional 167 fulltime jobs. If these passive trends were to accelerate and a more aggressive one toward tourism develop, the added income and employment due to the Lakeshore could be more than twice the above projections, or \$6,242,000 and 365 jobs.

The eastern entrance to the Lakeshore will be in the vicinity of Grand Marais, the western one at Munising, and another in the Beaver Basin Area.

#### Existing Historic Sites and Structures

Historic structures are inter-mingled throughout the community. Much has been destroyed by fire and the ravages of time. What does remain, plus the known sites of destroyed structures, gives significant historical perspective to Grand Marais.

The Margaret V. Rose Residence is the first frame dwelling built in Grand Marais. The area in which it stands was plotted in October, 1885 by Philo M. Everett and Dan H. Ball of Marquette, and the house was reportedly built shortly

after, probably the following year. The building is in a good state of repair.

The Masonic Temple is the oldest non-residential building in the community. It was built either in late 1883 or early 1884 and served for many years as headquarters for Henry Gamble, early area logger and realtor. The building was one of the first locations for the post office and it later served as a meat market and general store. In the 1890's it was known as the Hotel Grand Marais. It is in good repair.

The present Post Office has remained virtually unchanged since it was established there in 1907 by Postmistress Flora McLachlan. The building is unique; it is five sided, story-and-a-half, with a decorative false front. The original wood siding is painted white. It is considered to be a unique, well preserved, horse-and-buggy era country post office.

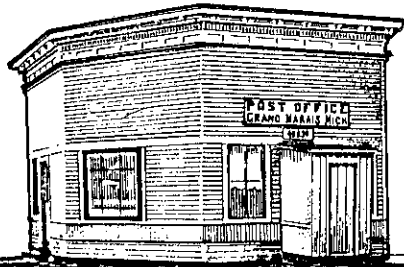
The Hill General Store located at the intersection of Grand Marais Avenue and Randolph is the most interesting reminder of Grand Marais' history. This large, half-block-long building was constructed by Wilkes W. Hargrave and Roy C. Hill in the mid-1890's as a general merchandise store. It is solidly built on a poured concrete foundation. There have been no changes since it was built; it is covered with the

original heavy metal siding and has the original store front windows. The building appears to be tight-square, and still in a fairly good state of preservation.

Although many of the original historic structures no longer exist, the sites they occupied are still of importance. The Burt and Gamble Railway, one of the State's earliest logging railroads, ran seven miles from the Sucker River to Grand Marais Creek to transport logs. The railroad was built about 1879, and lasted ten years. The grade is clearly visible at several points along the Grand Marais-Deer Park Road, about five or six miles east of town.

The Marais Lumber Company was one of the most prosperous and extensive lumbering operations then in existence. At its peak it was cutting 150,000 feet of timber per day, and in 1896 shipped 40 million feet of choice lumber. It was located at what is now the township marina, with the lumber yard extending along the point to the Coast Guard Station.

In 1871 C. Endress and Sons began fishing operations out of Grand Marais, and were soon followed by other fishing firms. After the lumbering boom vanished, commercial fishing proved to be the community's backbone. By 1905 Grand Marais was rated as one of the leading bluefin ports on the



Great Lakes. In the 1920's and 1930's fishing firms with names such as Chambers Brothers, Larson and Kadeau, Sellman Fisheries, and Otto Niemi, made their base operations in Grand Marais. Today the bayshore bears a few remains of the many fishing firms, in the form of fishing shacks, long since deserted, but still vivid reminders of a bygone era.

In 1861 Peter B. Barbeau of Sault Ste. Marie built a trading post on the southeast shore of East Bay, the earliest permanent trading post known to have existed in the Grand Marais area. Although nothing remains of the post, the site is at the edge of East Bay Road on an elevation above the bay. The property is in private ownership. A public park is located a few hundred feet to the north.

### Conclusions

From a study of the existing situation, and a knowledge of past history and the factors that will affect Grand Marais in the coming years, realistic conclusions can be drawn as to the future of the community. These conclusions, of course, can change. If the trends now occurring are halted or reversed, the conclusions will alter. The following conclusions for Grand Marais are based on trends and information existing in the immediate area, the Upper Peninsula, the State, and the Nation.

1. The population will continue to decline at the existing rate until approximately 1975, then the trend will reverse itself and the population will begin to increase. This conclusion is based upon the effect of the development of the National Lakeshore.
2. The general condition of homes is slowly deteriorating and will probably continue to do so unless economic conditions improve at a more rapid pace.
3. The present trend toward mobile homes as summer cottages will continue and possibly increase, paralleling national trends.
4. Additional motels and restaurants will be built in response to increased tourism demand.
5. The economy is expanding slowly and is expected to continue at this pace based upon anticipated tourism growth, but will accelerate markedly as the Lakeshore develops.
6. Industrial base is not expected to increase due to lack of labor force and the isolation of Grand Marais.

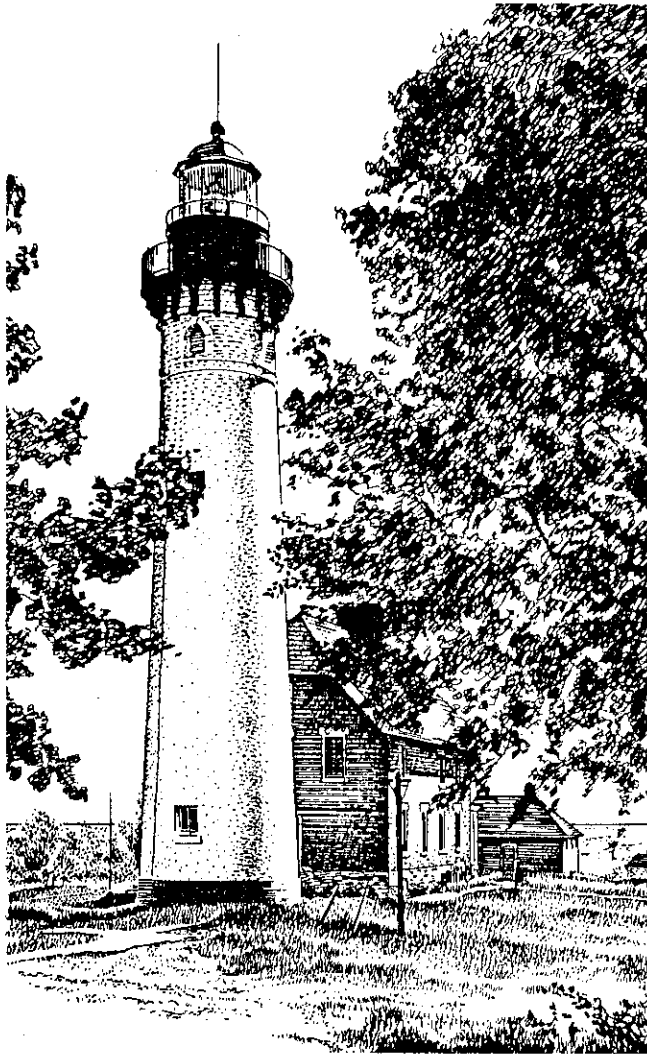
7. The bay is filling up with silt due to deterioration of the east-west Pile Dike.
8. Public facilities and utilities are adequate for the present but future growth will necessitate expansion.
9. The road system is adequate for the present and no new construction is foreseen, other than ordinary maintenance. When the impact of the Lakeshore materializes, M-77 will need to be upgraded along with the major internal roads.
10. Historic structures will disappear unless there is a change in attitudes relative to their significance.
11. Marina facilities will be increased. The Waterways Commission has stated that they will add finger docks to the marina when increased demand warrants it. The National Lakeshore and the growth of charter boat fishing will probably create this demand.
12. New and different commercial enterprises will develop.
13. Scattered residential and commercial development will continue unless new policies and attitudes emerge.

#### Problems Facing Grand Marais

1. The establishment of the National Lakeshore has decreased the tax revenue of the township, while development as a tourist attraction has been delayed.
2. No public sanitary waste disposal facilities.
3. A shortage of adequate housing.
4. Alarming decrease in bay depth.
5. Decrease in bay fishing due to silting.
6. Disappearance of historic structures.
7. Isolation from major east-west highway.
8. Lack of shopping facilities.
9. Unstable economic base.

*"Our problems are man-made; therefore, they can be solved by man."*  
John F. Kennedy





### Potentials of Grand Marais

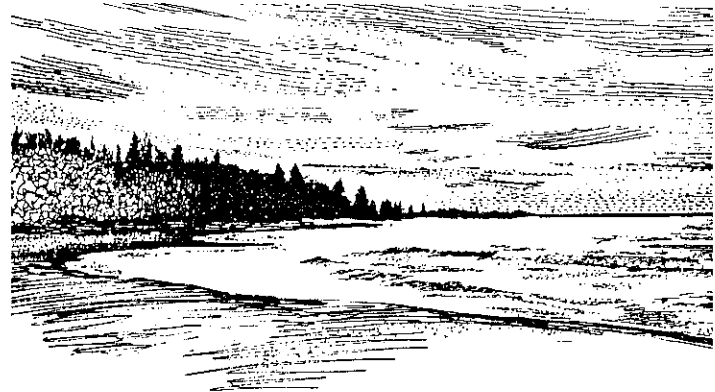
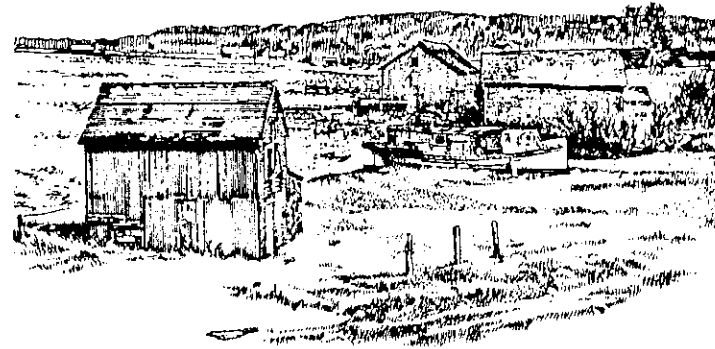
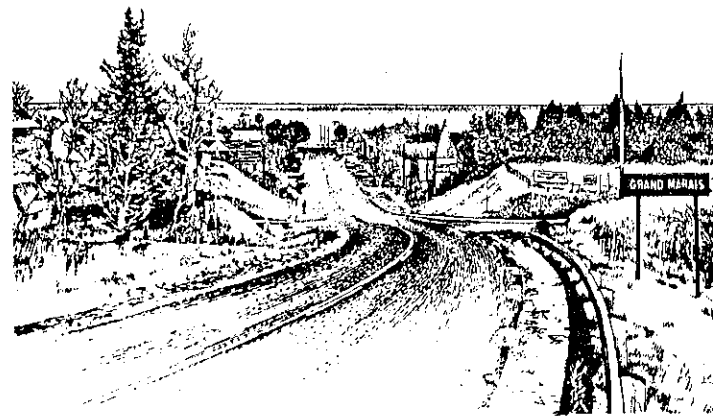
1. A colorful and turbulent past that provides a wealth of historic tradition having great potential for economic development and which provides a solid basis upon which to create an attractive living environment.
2. A serene and quiet atmosphere, unique in these active times.
3. Located at the eastern entrance to the National Lakeshore.
4. Lake Superior provides a fascinating attraction for tourists.
5. An outstanding township camper trailer park.
6. A scenic bay that is a natural refuge for small craft.

*"When you are in any contest you should work as if there were—to the very last minute—a chance to lose it."*

*Dwight D. Eisenhower*







# Community Objectives

After an analysis of the existing conditions and discussions with the citizens concerning the problems and potentials of Grand Marais, 11 community objectives were planned. By planning a course of action that seeks to fulfill the objectives, the problems will hopefully be eliminated and the potentials can be wisely used to preserve the beauty of the community.



1. Emphasize the historic heritage of Grand Marais in all phases of development.
2. Create policies to preserve the unique character and serenity of the community, while permitting growth.
3. Promote tourism as a major economic generator.
4. Preserve the natural beauty of Grand Marais.
5. Provide a safe efficient transportation system that will serve land uses and help guide development.
6. Develop a residential living environment that retains the serenity of present day Grand Marais, fosters historic preservation, and provides for necessary improvements and additions.
7. Accommodate the present industrial operations in a manner that will not detract from the scenic atmosphere that presently exists.
8. Utilize the natural assets to improve both the economy and the living environment.
9. Develop a commercial district that will serve the traveling public and the citizens of Grand Marais, and will contribute to the future development of a significant historic place.
10. Enhance the natural beauty of the waterfront making it one of the community's prime economic assets.
11. Provide services that enhance the present living environment and are capable of handling increased growth.



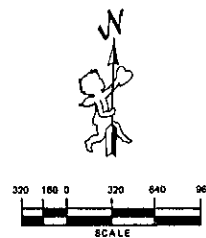
# Grand Marais TOMORROW

Lake Superior

west bay

## LEGEND

-  HISTORICAL AREA
-  PICTURED ROCKS
-  NATIONAL LAKESHORE



# Grand Marais Tomorrow

This section of the report is prepared in four separate, but integrated parts. The first consideration is the policies plan that must be undertaken to accomplish the objectives. Second, the tasks or jobs that must be undertaken to implement the policies are arranged in a schedule sequence so that a task or job that must precede another is scheduled for accomplishment first. Third, a group or agency(s) is recommended that could implement the policy. Fourth, the organization structure that could be developed at the local level to aid implementation of the plan is proposed. In essence, this part of the report answers the questions of what must be done, over what time span and who can best get the job done.

## The Policies Plan

The following are recommended policies which will provide the basis for future development in Grand Marais. The map, Grand Marais Tomorrow, illustrates the policies that can be shown in mapped form.

## Historic Development

An analysis of the community's past reveals that a good portion of American history is reflected in the history of Grand Marais. Existing conditions reveal a disappearance of

many historic structures, but the sites remain along with the will of the community to retain its historic heritage. This suggests an objective that should:

"Emphasize the historic heritage of Grand Marais in all phases of development."

## Policy:

1. Develop a historic setting emphasizing sites with significant historic importance highlighted by a walking tour visiting all points of interest.
  - a. Attempt to place the Grand Marais Post Office, Hill's Store and the Masonic Temple on the National Register of Historic Sites. (See Policy No. 2 under Historic Development).
  - b. Historic Society designate those sites to receive a historic marker.
  - c. Work out program with Office of Economic Opportunity to employ elderly to construct markers (See Policy No. 2 under Economy).
  - d. Hold public meeting for discussion of historic walk-through.
  - e. Decide on type of design for marker use.
  - f. Begin construction of historic markers and placement of historic markers.

*"To plan does not solve, we must also act."*

*Anonymous*

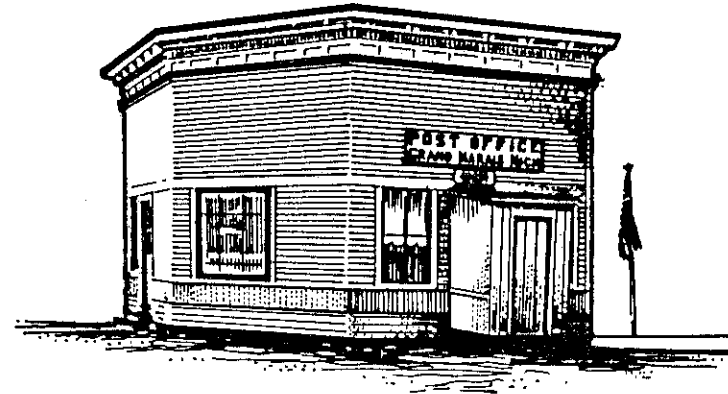
- g. Examine cost of permanent historic markers from professional firm.
- h. Work out program to replace temporary markers.
- i. Acquisition of one or two permanent markers per year to replace temporary ones.

2. Make application to place the Grand Marais Post Office, Hill's Store and Masonic Temple on the National Register of Historic Sites.

- a. Secure application forms from Historic Preservation Task Force for National Register of Historic Sites.
- b. Complete application forms with assistance from State Historic Commission.
- c. Contact owners of Hill's Store on their future plans for the building. Discuss the possibility of selling or donating it to the township.
- d. If they are interested in selling it, apply for historic preservation funds to assist in purchase with assistance from the Central Upper Peninsula Economic Development District.
- e. Restore Hill's Store, making it a museum.

3. Rebuild fishing village atmosphere.

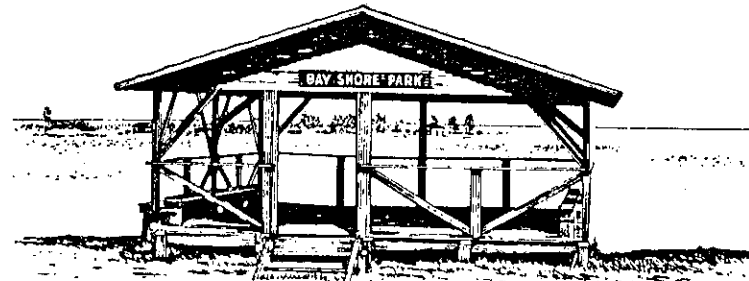
- a. Appoint a three-man committee to head project.
- b. Retain and rebuild, to a reasonable extent, the fishing shacks and equipment as historic reminders of the fishing era (See Policy No. 2 under Waterfront and Bay).
- c. The Township or a private concern refit an old fishing tug and provide rides during the summer.
- d. Institute a fishing festival (See Policy No. 3 under Recreation and Tourism).



4. Form a historic district in Grand Marais in accordance with State Public Act 169, of 1970.

- a. Study committee appointed by Township Board.
- b. Committee and State Historic Preservation Task Force prepares report concerning significance of buildings, sites, structures, features, objects and proposed district in township.
- c. Submit report of Committee to Historic Society, Michigan Historic Commission, and Michigan Advisory Council.
- d. Public hearing—60 days after above submitted on Committee report.
- e. Committee submit final report and draft of proposed ordinance to Township Board.
- f. Township Board adopt ordinance (See Policy No. 2 under Legislation).
- g. Township supervisor appoints Historic District Commission to enforce ordinance.

2. Promote the historic heritage through an advertising campaign
  - a. Chamber of Commerce work with festival committee.
  - b. Call meeting with Upper Michigan Tourist Association to seek their assistance.
  - c. Request the Cooperative Extension Service, M.S.U. and Upper Michigan Tourist Association to produce a brochure for distribution emphasizing historic atmosphere.
  
3. Initiate a summer festival celebrating the unique lumbering and fishing background.
  - a. Develop a historic walk-through (See Policy No. 1 under Historic Development).
  - b. Plan meeting with Upper Michigan Tourist Council to gather ideas on way to proceed.
  - c. Assign committee to study origin of other festivals being held in communities throughout the State. Request Extension Service aid in developing study.
  - d. Initiate summer festival.
  
4. Upgrade Bay Shore Park and Woodland Park by providing additional benches and recreation equipment.
  - a. Hire high school students to build benches using wood from school forest.
  - b. Appropriate, in 1972-1973 Township budget, funds for additional swings and play equipment.



5. Continue the snowmobile race, possibly extending it to a two-day affair.
  - a. Survey the participants next year to find their attitude toward a two-day affair.
  - b. If there is a favorable response, plan the following year a two-day affair.
  - c. Arrange meeting with the Munising Chamber of Commerce concerning the feasibility of a cross-country race between the two communities along Adams Trail.

#### Esthetics

Radisson wrote in 1658 about Grand Marais: ".....Most delightful and wondrous for its nature that made it so pleasant to the eye and the spirit." With the area remaining substantially unspoiled to this date the objective is to:

"Preserve the natural beauty of Grand Marais."

**Policy:**

1. On-site signs advertising business establishments should be limited to those necessary for identification. Off-site general advertising signs should be limited to business zoning districts.
  - a. As zoning ordinance is being updated, include section on signs.
  - b. Adopt amendments on zoning (See Policy No. 2e under Legislation).
  - c. Arrange meeting with Chamber of Commerce on the possibilities of establishing roadside sign parks. Listing of all commercial establishments would be on one large sign in the roadside park.
  - d. Appoint committee to do research into what other areas are doing concerning signing.
  - e. Construct roadside sign parks at entrances to community, one at the southern entrance along Lake Street and the other from the east entrance along Everett Avenue.
2. Initiate a campaign to remove abandoned cars from landscape. (Consult Northeast Michigan Regional Planning and Development Commission for information on pilot program.)
  - a. Housing Committee to head campaign.
  - b. Campaign to be coordinated with paint-up-fix-up campaign (See Policy No. 2 under Housing).
3. Improve the scenic appearance of the bay front.
  - a. Township Board appoints a member of Historic Society to head project.
  - b. Contact architectural schools in the State and seek their assistance.
  - c. Arrange for class to do a design project for Bay Shore Park.
  - d. Township as a whole should select the design they deem most logical for the community.
  - e. Work out program to implement the design with assistance from the Central U.P. Economic Development District.

**Commercial**

An analysis of the existing conditions shows a relatively small number of commercial establishments presently existing. Projections for the community indicate a substantial increase in tourism which will in turn generate additional commercial establishments. This suggests an objective that should:

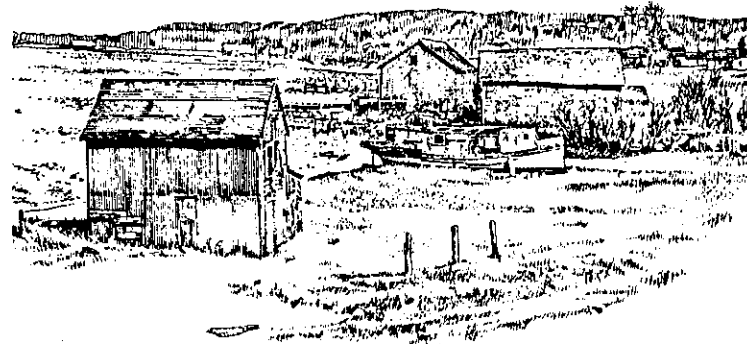
"Develop a commercial district that will serve the traveling public and the citizens of Grand Marais, and will contribute to the future development of a significant historic place."

**Policy:**

1. Designate Lake Street between Randolph and Brazel as the primary area for commercial development within the community.



- a. Chamber of Commerce and Township Board arrange meeting to discuss this policy.
  - b. Adopt future land use plan (See Policy No. 1 under Legislation).
  - c. Amend zoning ordinance to incorporate plan recommendations (See Policy No. 2 under Legislation).
2. Establish a policy whereby all new construction of commercial structures, as well as alterations to existing structures, will be patterned in the style existing during the lumbering and fishing eras.
    - a. Chamber of Commerce and Grand Marais Historical Society should collaborate on style, design, and colors.
    - b. Historical Society designated by Township Board to be review body for all new structures and alterations.
  3. Limit the amount of strip commercial development along M-77 and Everett Avenue.
    - a. Adopt future land use plan as a guide (See Policy No. 1 under Legislation).
    - b. Amend zoning ordinance (See Policy No. 2 under Legislation).
    - c. Arrange meeting with the Department of State Highways on the feasibility of a purchase and leaseback arrangement along country road 708.
    - d. Designate area between Wilson and Coulson Streets and west of Russell Street as commercial for hotel and motel complex.



#### Waterfront and Bay

An analysis of the existing conditions reveals a decrease in bay depth accompanied by a diminishing fishing catch. This results from the deterioration of the Pile Dikey protecting East Bay. This suggests an objective that will:

“Enhance the natural beauty of the waterfront making it one of the community’s prime economic assets.”

#### Policy:

1. Purchase and place in public ownership waterfront property as it becomes available.
  - a. Work out land exchange with property owner adjacent to public marina, thereby allowing expansion of the marina.
  - b. Appropriate township funds to establish a reserve which will be available to purchase property at appropriate times.
2. Retain and rebuild, to a reasonable extent, the fishing

shacks and other reminders of the fishing era.

- a. Discuss with owners of fishing shacks possible methods of retaining the shacks to preserve the historic atmosphere.
  - b. Purchase historic fishing equipment and place it at Bay Shore Park.
  - c. Improve the landscaping of the bay front.
3. Provide for limited commercial development related to the charter boat fishing enterprises on the north side of Grand Marais Avenue from Bay Shore Park to Colwell Street.
    - a. Amend zoning ordinance (See Policy No. 2 under Legislation).
    - b. Promote charter boat fishing (See Policy No. 3 under Economy).
  4. Continue efforts to persuade Corps of Engineers to rebuild east-west Pile Dike.
    - a. Appoint a committee to prepare a strong case for the necessity of repairing Pile Dike with help from the Michigan Department of Natural Resources.
    - b. Obtain definite commitment from Waterways Division on the expansion of public marina to use as support for rebuilding Pile Dike.
    - c. Arrange meeting with Corps of Engineers to present the case.

#### Transportation

An analysis of the existing conditions revealed the lack of a major east-west highway, and a limited air and water trans-

portation system, but it also revealed the probability of future demands. This suggests an objective that should:

"Provide a safe, efficient transportation system that will serve land uses and help guide development."

#### Policy:

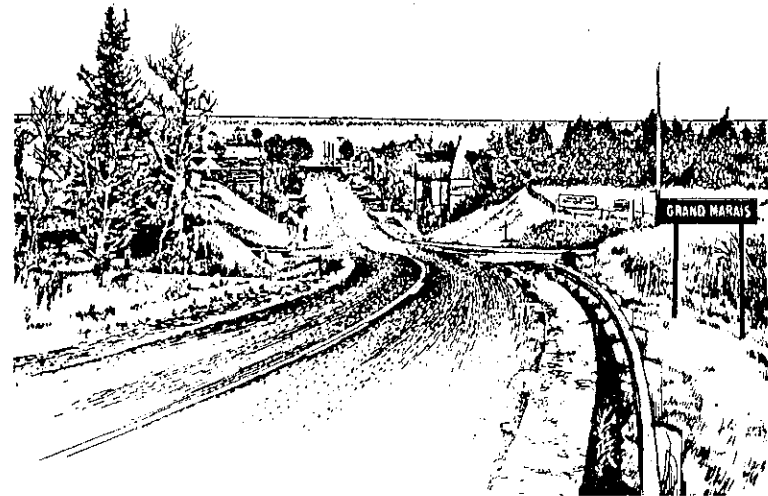
1. Seek agreement with Michigan Department of State Highways and National Park Service that county road 708 will be the eastern access route to the National Lakeshore.
  - a. The Township Board adopt the future land use plan as the official guide for future development (See Policy No. 1 under Legislation).
  - b. Arrange a meeting with the Michigan Department of State Highways to determine the general location of the entrance to the National Lakeshore, and discuss feasibility of purchase and leaseback arrangement along county road 708 (See Policy No. 3c under Commercial).
2. Promote the upgrading of county road 700 to Deer Park.
  - a. Seek assistance from the Department of State Highways concerning this matter (See Policy No. 1 under Transportation).
  - b. Arrange meeting with the Luce County Road Commission, Michigan Department of State Highways and Alger County Road Commission on upgrading possibilities.
3. Increase the capacity of the public marina by adding additional finger docks.
  - a. Work out land exchange for property adjacent to public marina.

- b. Meet with Waterways Commission on funding policy for additional finger docks.
  - c. Begin construction of additional finger docks.
  - d. Add park benches and landscape the marina.
4. Maintain the internal road system at present standards, upgrading major internal roads when increased tourism necessitates.
    - a. Set aside funds in Township budget each fiscal year for maintenance.
    - b. Begin upgrading Lake, Grand Marais, Russel, Wilson and Everett Avenue in 1973;
  5. Continue general maintenance of Airport.
    - a. Set aside funds in Township budget each fiscal year for maintenance.
    - b. Promote Airport in brochure on tourism (See Policy No. 2 under Recreation and Tourism).

### Industry

The study of existing conditions showed that industrial employment was confined to wood product industries, was not extensive, and that prospects for significant growth were limited. It also revealed, however, that there was interest and faith in the future of these activities at the local level. A reasonable objective, therefore, seems to be:

"Accommodate the present industrial operations in a manner that will not detract from the scenic atmosphere that presently exists."



### Policy:

1. Screen Grand Marais Industries from the roadway.
  - a. Arrange meeting between Township Board and Grand Marais Industries on screening possibilities.
  - b. Begin to plant trees and shrubbery along Ridge Road.
2. Promote the operations of Grand Marais Enterprises.
  - a. Begin program with OEO on construction of markers (See Policy No. 2 under Economy).
  - b. Investigate Small Business Administration loan possibilities (See Policy No. 3d under Economy).

### Housing

A study of the existing conditions revealed many vacant lots, some deteriorated structures, increasing mobile home use, and a tendency toward unorganized, inefficient and unattractive residential sprawl. This suggests an objective that should:

"Develop a residential living environment that retains the serenity of present day Grand Marais, fosters historic preservation, and provides for necessary improvements and additions."

#### Policy:

1. Support a county housing code.
  - a. Establish a housing committee with assistance from the Upper Peninsula Committee for Area Progress (UPCAP).
  - b. Arrange a meeting with State Housing Commission to seek their assistance.
  - c. Prepare a housing code from a national model housing code with assistance from State Housing Commission.
  - d. Begin a series of public hearings on "What is a housing code?" Request assistance from the Cooperative Extension Service, M.S.U.
  - e. Adopt Housing Code.
2. Initiate a paint-up-fix-up campaign.
  - a. Housing Committee should assume responsibility of campaign.
  - b. Check into what other local groups are doing on similar or related programs.
  - c. Meet with local people representing organizations interested in community improvement.
  - d. Arrange work plan using public and private resources as available.
  - e. Follow through on work progress to make sure each project is completed.
3. Develop a policy aimed at confining residential growth to present development areas.
  - a. Amend zoning ordinance to strengthen policy.
  - b. The Township Board and the Cooperative Extension Service conduct an information and education program to show the importance of concentrating development.
  - c. Adopt zoning amendments to residential section of ordinance (See Policy No. 2 under Legislation).
4. Adopt regulations concerning use of trailers as year-around homes.
  - a. Arrange meeting with Upper Peninsula Committee for Area Progress (UPCAP) concerning the Mobile Home Act.
  - b. Prepare study on the relationship of mobile homes to the community.
  - c. Update the zoning ordinance based on the recommendations of the study.
  - d. Adopt zoning amendments on mobile homes (See Policy No. 2 under Legislation).
  - e. Implement other recommendations of the study.

#### Economy

The study of existing conditions reveals a lack of employment opportunities and a deficient economic base. It also reveals, though, that the potentials of the community, such as the natural beauty of the area and a location adjacent to the National Lakeshore, will generate increased tourism and bolster the economy. This suggests an objective which will:

"Utilize the natural assets to improve both the economy and the living environment."

### Policy:

1. Promote a year-round recreation industry.
  - a. Continue the snowmobile race possibly extending it in the future to a two-day affair (See Policy No. 5 under Recreation and Tourism).
  - b. Initiate a summer festival celebrating the unique lumbering and fishing background (See Policy No. 3 under Recreation and Tourism).
2. Begin Program with OEO having Grand Marais Enterprises construct historic markers.
  - a. Township arrange meeting with OEO office.
  - b. Submit application for OEO funds.
  - c. Employ residents to begin construction and placement of historic markers.
3. Promote charter boat fishing.
  - a. Arrange meeting with the Waterways Commission to ascertain rules and regulations concerning charter boat fishing (See Policy No. 3 under Waterfront and Bay).
  - b. The charter boat enterprises should form an association to pool other resources.
  - c. Request Extension Service and Upper Michigan Tourist Assoc. to provide a pamphlet for distribution promoting fishing in the area. Request aid for Extension Service in developing and publishing brochure.
  - d. Investigate Small Business Administration loan possibilities (See Policy No. 2b under Industry).



### Public Facilities

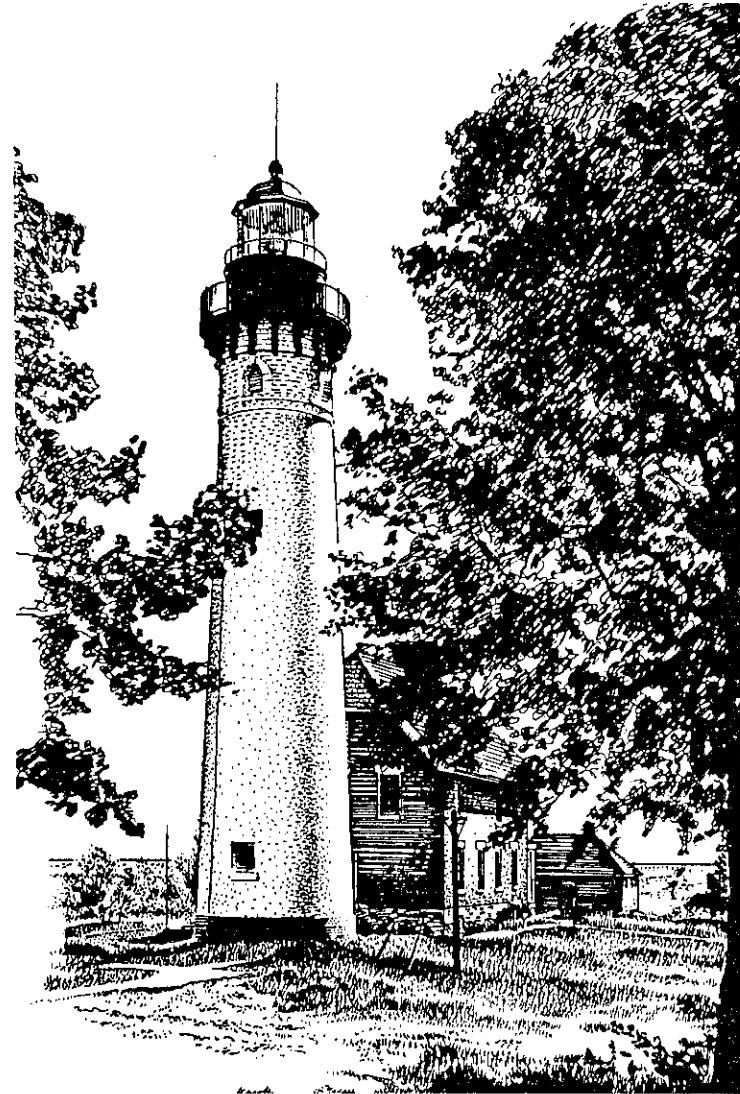
The study of existing conditions showed that certain areas are encountering sewage disposal problems. The public water system is old and breakages are becoming increasingly frequent. This suggests the following objective:

"Provide services that enhance the present living environment and are capable of handling increased growth."

### Policy:

1. Initiate a feasibility study concerning a sewage system to serve east and west town. Program this activity in relation to District Water and Sewer Plan being undertaken by Central U.P. Economic Development District.
  - a. Arrange a meeting with the Michigan Water Resources Commission and the Farmers Home Administration concerning the potential health problems the community may face, and what research is necessary.
  - b. Perform pertinent studies with assistance from Central U.P. Economic Development District.
  - c. Request financial assistance for construction of sewer system from the Federal government through the Central Upper Peninsula Economic Development District.

2. Promote a policy of requiring underground utility lines to all new development for the township pattern after the regulations established by the Michigan Public Service Commission for the lower peninsula.
  - a. Township Board with assistance from the Central Upper Peninsula Economic Development District arrange meeting with utility companies to discuss this policy.
3. Utilize Central U.P. Economic Development District Water and Sewer study and implement recommendations concerning best way to upgrade and expand water system.
  - a. Township Board appropriate funds in the 1972-1973 budget to initiate the water system.
  - b. Hire engineer and perform detail engineer analysis.
  - c. Implement the proposed system with assistance from the Central Upper Peninsula Economic Development District.
4. Use utility extensions to assist in guiding growth.
  - a. Township Board arrange meetings in the community to discuss the future land use plan (See Policy No. 1 under Legislation).
  - b. Board officially adopt future land use plan as the guide for future development (See Policy No. 1 under Legislation).
  - c. Board provide extension of utilities in accordance with future land use plan (See Policy No. 1 under Public Facilities ).



Lake Superior



# COMMERCIAL AND PUBLIC LAND USE IN GRAND MARAIS, MICHIGAN - 1885 - 1910

No.	Name of Occupant
1.	MANISTIQUE RAILWAY, FREIGHT DEPOT, ROUNDHOUSE AND SHOPS.
2.	CHARLES TREMBLEY, EAST END GROCERY.
3.	EARLY RESIDENCE (NOW AHLGREN RESIDENCE).
4.	FIRST ROMAN CATHOLIC CHURCH; LATER PETER O'TOOLE'S BUCKET O' BLOOD SALOON.
5.	ENOS PETITPREN EAST SIDE GROCERY.
6.	SWANSON HOUSE, HOTEL & SALOON
7.	FIRST FRAME HOUSE IN TOWN (NOW MARGARET ROSE RESIDENCE).
8.	PETITPREN MERCHANDISE WHARF.
9.	ENDRESS & SONS; BOOTH & CO. FISHERIES.
10.	BARNEY & WIGMAN SAWMILL.
11.	MORSE & SCHNEIDER SAWMILL.
12.	COOD, CURTIS & MILLER SAWMILL.
13.	FEATHERLY BOARDING HOUSE.
14.	McCANN'S SALOON.
15.	BAY VIEW HOTEL & SALOON.
16.	TOWNSHIP FIRE BARN.
17.	CARPENTER HOUSE, HOTEL & SALOON.
18.	J. J. KEATING KNITTING WORKS.
19.	WOOD BAKERY.
20.	EAST SIDE MEAT MARKET, HOMER ALLARD.
21.	ELEMENTARY SCHOOL.
22.	ORIGINAL HIGH SCHOOL, FIRST IN ALGER COUNTY.
23.	CATHOLIC CHURCH AFTER 1894.
24.	MONDORE & DURAY, BLACKSMITH & LIVERY.
25.	FIRST PUBLIC SCHOOL.
26.	GEORGE W. COWELL SHINGLE MILL.
27.	OPERA HOUSE.
28.	SQUARE DEAL STORE, MARTIN NORKOWSKI.
29.	GERMAIN CONFECTIONERY STORE.
30.	ST. ANDREW'S EPISCOPAL CHURCH.
31.	CONFECTIONERY STORE.
32.	ORIGINAL GRAND MARAIS HERALD BUILDING.

33.	HICKS BARGAIN STORE, LATER McBAIN MEAT MARKET.
34.	FRED CARD JEWELRY, LATER, POST-OFFICE.
35.	GRAND CENTRAL SALOON, LATER OSTRANDER'S DRUG STORE.
36.	McDERMOTT HOTEL, LATER SITKA HOUSE AND ALGER HOUSE. ALL WITH SALOON.
37.	HARGRAVE & HILL DEPT. STORE.
38.	STADE BROS. TAILORS.
39.	O'BRIEN'S SALOON.
40.	FLAT IRON BUILDING.
41.	MANISTIQUE RAILWAY PASSENGER DEPOT.
42.	MORSE & SCHNEIDER DEPT. STORE; GRAND MARAIS EXCHANGE BANK; OFFICES.
43.	TEETERS VARIETY STORE.
44.	GRAND MARAIS HERALD, NEWSPAPER.
45.	OSTRANDER'S ORIGINAL DRUG STORE.
46.	THOMAS REAGAN CIGAR FACTORY.
47.	S. SAULSON & CO., DRY GOODS.
48.	SCHALL & MINTHORN DRUGS; SUPERIOR TELEPHONE CO. EXCHANGE.
49.	HARGRAVE & HILL WAREHOUSE.
50.	CITY BANDSTAND.
51.	FIRST PRESBYTERIAN CHURCH.
52.	FIRST METHODIST CHURCH.
53.	BAY VIEW HOSPITAL.
54.	PIPPIN HOTEL.
55.	OFFICE, DR. J. C. ANDERSON.
56.	CHISHOLM RESIDENCE.
57.	THE CLUB HOUSE (MASONIC TEMPLE).
58.	O'BRIEN'S HALL.
59.	UNIDENTIFIED.
60.	MORRISSEY'S SALOON.
61.	BEAULIEU STABLE & LIVERY-UNDERTAKING PARLORS.
62.	DEWEY SALOON & MUSIC HALL.
63.	ALHAMBRA RESTAURANT & BAKERY.
64.	WARREN KIPP SALOON.
65.	HUGH LOGAN'S SUPERIOR SAMPLE ROOM - LOGAN'S HALL.
66.	BARBERSHOP.
67.	RYAN BOARDING HOUSE.
68.	HOTEL NETTLETON.

69.	BOARDING HOUSE.
70.	DOW BOARDING HOUSE.
71.	SWEDISH LUTHERAN CHURCH.
72.	FINNISH LUTHERAN CHURCH.
73.	TEMPERANCE SOCIETY HALL.
74.	J. V. KINSEY PHOTOGRAPHIC GALLERY.
75.	HENRY GAMBLE'S GRAND MARAIS HOTEL; GRAND MARAIS MILL CO. OFFICES.
76.	CIGAR STORE.
77.	WABASH HOTEL.
78.	THE LEADER, NEWSPAPER.
79.	CHRISTIAN BELL, SALOON & BOTTLING WORKS.
80.	EUROPEAN HOTEL.
81.	WOH SING LAUNDRY.
82.	COWELL & DUVAL BARBERSHOP.
83.	LISTON & STEMLIN SALOON.
84.	WALTER BELL GROCERIES.
85.	RAY M. HEWITT GROCERY; LAKE SUPERIOR BANK.
86.	MORSE & SCHNEIDER WAREHOUSE.
87.	CARROLL RESIDENCE, ONE OF EARLIEST (NOW FRANCIS MARTIN RESIDENCE).
88.	EARLY RESIDENCE OF BOND AND HAYNES FAMILIES.
89.	HAYNES' GARDENS.
90.	WALKER VENEER & PANEL WORKS; GREAT LAKES PANEL & VENEER CO.; LeVEQUE STAVE WORKS.
91.	MARAIS LUMBER CO. MILL.
92.	MARAIS LUMBER CO. YARDS.
93.	DANCE HALL & SALOON.
94.	"FINN TOWN" RESIDENCES AND COMMERCIAL.
95.	BRAZEL HOUSE HOTEL, ONE OF FIRST HOTELS.
96.	MARAIS LUMBER CO. BLACKSMITH SHOP.
97.	PARK ELEMENTARY SCHOOL.
98.	ORIGINAL COAST GUARD STATION.
99.	LIGHTHOUSE KEEPERS QUARTERS.
100.	CONABLE FISH CO.
101.	MOORE'S PASTURE-TRUCK GARDEN. (NEVER DEVELOPED FOR PLATTING, VACATED.)
102.	CITY BALL PARK.
103.	WOODLAND PARK.



### Historic Development Plan

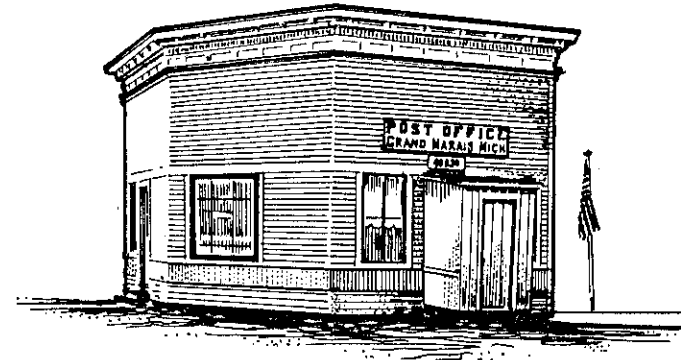
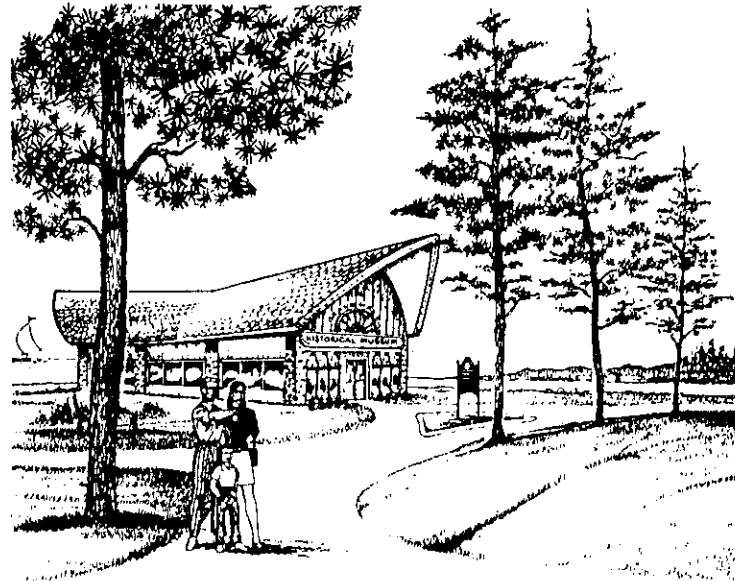
Through the program plan which is phased over three years, a comprehensive plan, based on the historic heritage of the community evolves.

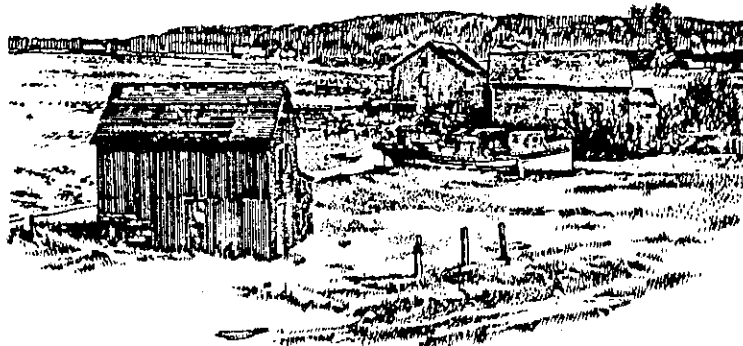
The major impetus to the plan is a historic walk through. Markers will be erected throughout the community explaining sites and structures of historic significance. A foot trail will lead pedestrians to the markers. The markers will gradually piece together the history of the community from its beginnings as a fur trading post to its heyday as a lumber town.

The unique five-sided structure which has housed the Grand Marais Post Office for over fifty years has an excellent chance of being placed on the United States Historic Register. Also, Hill's Store and the Masonic Temple could be placed on the National Historic Register which would give added prominence to the historic significance of the community. The next step would be to establish the community as a historic district. This would provide the community with certain legal powers to preserve the historic character.

Combining with the future expanded marina, Bay Shore Park has the potential to become the major attraction of the community. Because of its central location the park is an ideal place for starting the historic walk through. Landscaping the park with historic fishing and lumbering equipment will enhance the historic walk through.

Restoring Hill's Store and reconverting it to a public museum will provide an additional tourist attraction. Many





communities have found it valuable to remodel the fronts of commercial structures in one common style. The early 1900's provide another opportunity to promote the historic character of the community. Refitting an old fishing boat and providing bay tours is an excellent tourist attraction which lends itself well to the fishing heritage.

To finalize the completion of the various phases of the historic development plan can be the staging of a lumbering and fishing festival. It in itself is a marvelous tourist promotion device while also stimulating community pride among the citizens.

#### Future Land Use

The future land use arrangement will look much like it does today. There are two principal reasons for this. First, the population is not expected to grow in any substantial amount. Secondly, the growth that is fostered by the National Lakeshore, charter boat fishing, and the historic attractions will be concentrated in the present land uses due to policies adopted by the community.

The residential area will remain basically unchanged from the present. Homes built to house the Lakeshore employees will substantially reduce the vacant lots that are prevalent today. Also, improvements in the conditions of the structures will take place. Concurrent with these improvements will be the development of an adequate water and sewage system for the community.

The commercial area will be centered primarily along Lake Avenue. As with the residential area, the vacant lots between the present commercial establishment will be sub-



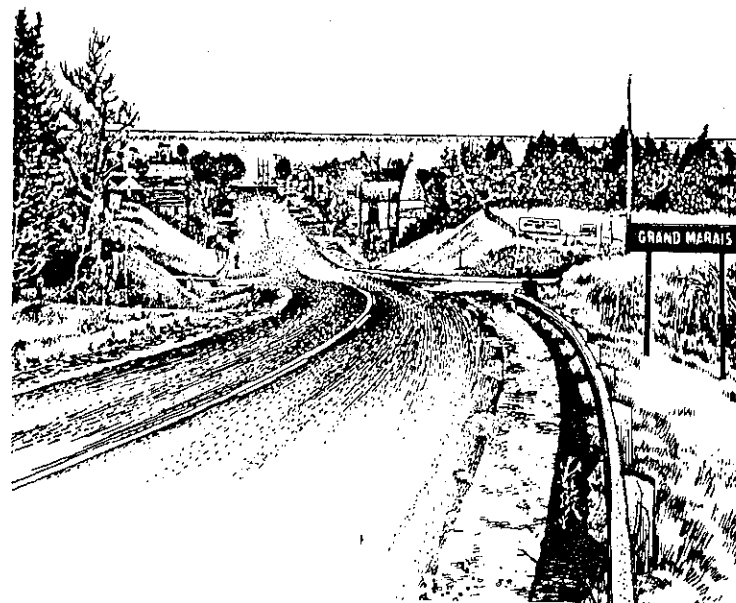
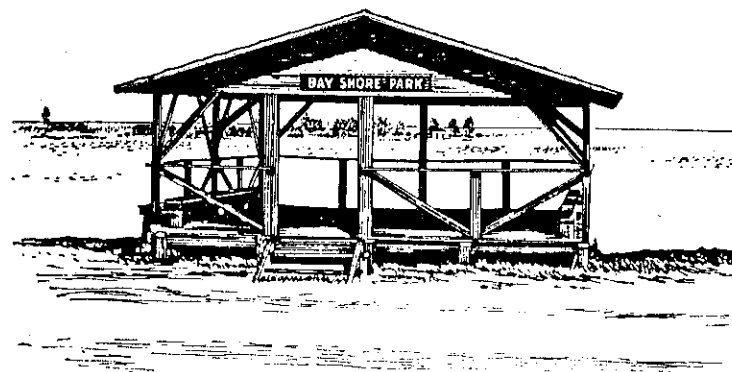
stantially reduced. The lumbering and fishing atmosphere will be enhanced by the historic facades of the commercial structures. Business directed at charter boat fishing will be located along Grand Marais Avenue adjacent to Bay Shore Park. Motels and cabins will develop in the area west of Russel and between Wilson and Coulson. By concentrating commercial development along Lake Avenue, tourist traffic traveling throughout the community will reduce, thereby preserving the present serene character of Grand Marais.

The industrial area will remain virtually unchanged. No new firms are foreseen locating within the community.

The Waterfront and Bay area will be a combination of many different land uses, and it will become the most important area in regard to Grand Marais' economic stability. Along the Superior shoreline the township's trailer park will continue to attract summer campers. Continuing further east, the Coast Guard Station will remain unchanged.

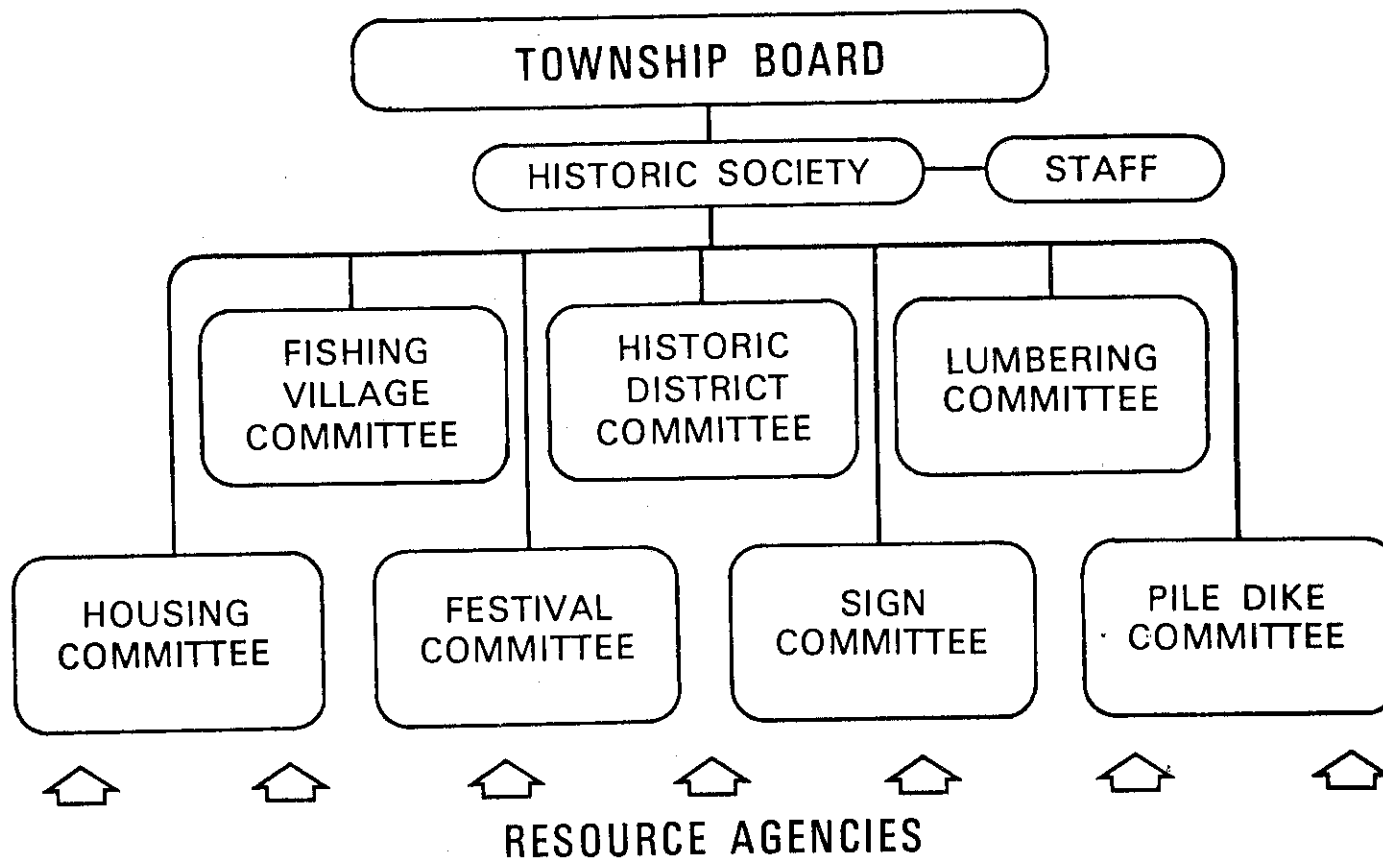
The Bay shoreline will retain its basic characteristics, but major changes will result in response to the historic development plan. Bay Shore Park and the township marina will merge into a recreation and tourist complex. A historic fishing atmosphere will prevail around the park. Further along the shoreline, the commercial establishments serving the charter boat fishing industry will be clustered together. The remaining shoreline will be comprised of seasonal and permanent homes.

\* \* \*



# COMMUNITY ORGANIZATION FOR IMPLEMENTATION

The following is an organizational structure that may be used by the community in implementing the plan. The organization box with the work staff is a consideration for a person(s) to be employed in the community to provide necessary day-to-day services.



## RESOURCE AGENCIES RECOMMENDED TO AID IN PLAN IMPLEMENTATION

The following is a listing of projects proposed and agencies recommended to aid in plan implementation.

KEY: CATEGORY AND PROJECT  
RECOMMENDED AGENCY OR ORGANIZATION

### ***HISTORIC DEVELOPMENT***

1. a. National Register - Hills Store, Masonic Temple and  
Grand Marais Post Office  
GRAND MARAIS HISTORIC SOCIETY
  - b. Designate historic sites for markers  
GRAND MARAIS HISTORIC SOCIETY
  - c. Employment of elderly for marker construction  
OFFICE OF ECONOMIC OPPORTUNITY AND  
GRAND MARAIS HISTORIC SOCIETY
  - d. Public hearing on historic walk  
GRAND MARAIS HISTORIC SOCIETY
  - e. Decided design for marker  
GRAND MARAIS HISTORIC SOCIETY
  - f. Construction and placement of markers  
GRAND MARAIS HISTORIC SOCIETY
  - g. Cost of permanent markers  
GRAND MARAIS HISTORIC SOCIETY
  - h. Replacement program  
GRAND MARAIS HISTORIC SOCIETY
  - i. Acquisition of one or two permanent markers  
GRAND MARAIS HISTORIC SOCIETY
2. a. Application for National Historic Site Survey  
GRAND MARAIS HISTORIC SOCIETY
  - b. Complete application forms  
MICHIGAN HISTORICAL COMMISSION AND  
GRAND MARAIS HISTORIC SOCIETY
  - c. Hill Store contact  
GRAND MARAIS HISTORIC SOCIETY
  - d. Apply for Historic Preservation funds  
CENTRAL UPPER PENINSULA ECONOMIC DE-  
VELOPMENT DISTRICT AND GRAND MARAIS  
HISTORIC SOCIETY
  - e. Hill Store restoration  
GRAND MARAIS HISTORIC SOCIETY
3. a. Three-man committee for fishing village  
GRAND MARAIS HISTORIC SOCIETY
  - b. Fishing shacks and equipment project  
FISHING VILLAGE COMMITTEE
  - c. Fishing tug  
FISHING VILLAGE COMMITTEE

- d. Fishing festival  
**FESTIVAL COMMITTEE AND UPPER MICHIGAN  
TOURIST COUNCIL**

4. a. Historic District Study Committee  
**TOWNSHIP BOARD**

- b. Committee propose district  
**HISTORIC DISTRICT COMMITTEE**

- c. Submit report  
**HISTORIC DISTRICT COMMITTEE**

- d. Public hearing on district  
**HISTORIC DISTRICT COMMITTEE**

- e. Report to Township Board  
**HISTORIC DISTRICT COMMITTEE AND GRAND  
MARAIS HISTORIC SOCIETY**

- f. Adopt ordinance  
**TOWNSHIP BOARD**

- g. Historic district committee enforcer  
**TOWNSHIP BOARD**

5. a. Appoint three man Lumbering Committee  
**GRAND MARAIS HISTORIC SOCIETY**

- b. Lumbering artifact purchase  
**LUMBERING COMMITTEE**

- c. Institute lumbering festival  
**FESTIVAL COMMITTEE**

- d. Lumber camp project  
**LUMBERING COMMITTEE**

- e. Restore lumber camp  
**LUMBERING COMMITTEE**

## ***LOCAL LEGISLATION***

- 1. a. Public hearing on plan  
**CENTRAL UPPER PENINSULA ECONOMIC DE-  
VELOPMENT DISTRICT AND TOWNSHIP BOARD**

- b. Township Board adopt plan  
**TOWNSHIP BOARD**

- 2. a. Revise and amend zoning ordinance  
**TOWNSHIP BOARD AND GRAND MARAIS HIS-  
TORIC SOCIETY**

- b. Assistance for zoning  
**CENTRAL UPPER PENINSULA ECONOMIC DE-  
VELOPMENT DISTRICT**

- c. Update zoning ordinance  
**TOWNSHIP BOARD AND GRAND MARAIS HIS-  
TORIC SOCIETY**

- d. Public hearings  
TOWNSHIP BOARD, GRAND MARAIS HISTORIC  
SOCIETY AND CENTRAL UPPER PENINSULA  
ECONOMIC DEVELOPMENT DISTRICT
- e. Adopt amendment  
TOWNSHIP BOARD
- f. Zoning brochure  
COOPERATIVE EXTENSION SERVICE, MICHIGAN  
STATE UNIVERSITY

## ***RECREATION AND TOURISM***

- 1. a. Complete upgrading of Township Park  
TOWNSHIP BOARD
- b. Fees for acquisition and upgrading  
TOWNSHIP BOARD
- 2. a. Develop advertising campaign  
CHAMBER OF COMMERCE AND FESTIVAL COM-  
MITTEE
- b. Assistance for campaign  
UPPER MICHIGAN TOURIST ASSOCIATION
- c. Brochure  
UPPER PENINSULA TOURIST ASSOCIATION AND  
MICHIGAN STATE UNIVERSITY, COOPERATIVE  
EXTENSION SERVICE

- 3. a. Develop historic walk through  
UPPER PENINSULA TOURIST ASSOCIATION AND  
GRAND MARAIS HISTORIC SOCIETY
- b. Lumbering and fishing festival  
UPPER PENINSULA TOURIST ASSOCIATION AND  
GRAND MARAIS HISTORIC SOCIETY
- c. Study of festivals  
FESTIVAL COMMITTEE
- d. Initiate festival  
FESTIVAL COMMITTEE
- 4. a. High school students to build benches  
TOWNSHIP BOARD
- b. Budget appropriation for play equipment  
TOWNSHIP BOARD
- 5. a. Survey of festival participants  
FESTIVAL COMMITTEE AND CHAMBER OF COM-  
MERCE
- b. Prepare survey results  
FESTIVAL COMMITTEE AND CHAMBER OF COM-  
MERCE
- c. Snowmobile cross country race  
FESTIVAL COMMITTEE AND CHAMBER OF COM-  
MERCE

## **ESTHETICS**

1. a. Zoning ordinance - sign section  
CHAMBER OF COMMERCE, SIGN COMMITTEE  
AND TOWNSHIP BOARD
  - b. Adopt amendments for zoning ordinance  
CHAMBER OF COMMERCE, SIGN COMMITTEE  
AND TOWNSHIP BOARD
  - c. Roadside sign park meeting  
CHAMBER OF COMMERCE, SIGN COMMITTEE  
AND TOWNSHIP BOARD
  - d. Appoint Committee  
GRAND MARAIS HISTORIC SOCIETY
  - e. Construct roadside sign parks  
TOWNSHIP BOARD
2. a. Housing committee - abandoned car program  
HOUSING COMMITTEE
  - b. Coordinate 2 a. with paint-up-fix-up campaign  
HOUSING COMMITTEE
3. a. Scenic Bay project  
TOWNSHIP BOARD
  - b. Architectural school contact  
TOWNSHIP BOARD

c. Design of Bay Shore Park  
TOWNSHIP BOARD

d. Selection of design  
TOWNSHIP BOARD

e. Implement design  
TOWNSHIP BOARD AND CENTRAL UPPER PEN-  
INSULA ECONOMIC DEVELOPMENT DISTRICT

## **COMMERCIAL**

1. a. Discuss Lake Street - between Brazel and Randolph as  
commercial  
TOWNSHIP BOARD AND CHAMBER OF COM-  
MERCE
  - b. Adopt future land use plan  
TOWNSHIP BOARD
  - c. Amend zoning ordinance  
TOWNSHIP BOARD AND GRAND MARAIS HIS-  
TORIC SOCIETY
2. a. New construction policy  
CHAMBER OF COMMERCE AND GRAND MARAIS  
HISTORIC SOCIETY
  - b. Grand Marais Historic Society designated to review new  
construction  
CHAMBER OF COMMERCE AND GRAND MARAIS  
HISTORIC SOCIETY



- 3. a. Adopt future land use plan  
TOWNSHIP BOARD
- b. Amend zoning ordinance  
TOWNSHIP BOARD AND GRAND MARAIS HISTORIC SOCIETY
- c. Purchase and lease back on County Road 708  
STATE HIGHWAY DEPARTMENT AND GRAND MARAIS HISTORIC SOCIETY
- d. Wilson and Carlson - West of Russell Street Commercial Center  
TOWNSHIP BOARD AND GRAND MARAIS HISTORIC SOCIETY

### ***WATERFRONT AND BAY***

- 1. a. Land exchange for waterfront ownership  
TOWNSHIP BOARD
- b. Appropriate funds for waterfront property  
TOWNSHIP BOARD
- 2. a. Methods for preserving fishing shacks  
FISHING VILLAGE COMMITTEE AND TOWNSHIP BOARD
- b. Purchase historic fishing artifacts  
FISHING VILLAGE COMMITTEE AND TOWNSHIP BOARD

- c. Improve landscaping of bay front  
FISHING VILLAGE COMMITTEE AND TOWNSHIP BOARD

- 3. a. Charter boat commercial area - zoning revision  
TOWNSHIP BOARD AND GRAND MARAIS HISTORIC SOCIETY
- b. Promote charter boat fishing  
TOWNSHIP BOARD
- 4. a. Appoint pile dike committee  
TOWNSHIP BOARD
- b. Waterway commitment for marina  
TOWNSHIP BOARD, PILE DIKE COMMITTEE AND DEPARTMENT OF NATURAL RESOURCES
- c. Corps of Engineers meeting  
TOWNSHIP BOARD, PILE DIKE COMMITTEE AND DEPARTMENT OF NATURAL RESOURCES

### ***TRANSPORTATION***

- 1. a. Adopt future land use as it relates to transportation system  
NATIONAL PARK SERVICE, STATE HIGHWAY DEPARTMENT, TOWNSHIP BOARD
- b. General location of Lakeshore entrance  
NATIONAL PARK SERVICE, STATE HIGHWAY DEPARTMENT, TOWNSHIP BOARD

2. a. Upgrading of County Road 700  
TOWNSHIP BOARD, COUNTY ROAD COMMITTEE,  
HIGHWAY DEPARTMENT, NATIONAL PARK  
SERVICE
- b. Upgrading of County Road 700  
TOWNSHIP BOARD, LUCE AND ALGER COUNTY  
ROAD COMMISSION, HIGHWAY DEPARTMENT
3. a. Property exchange for Marina  
DEPARTMENT OF NATURAL RESOURCES AND  
TOWNSHIP BOARD
- b. Funding policy from State Waterways Commission  
DEPARTMENT OF NATURAL RESOURCES AND  
TOWNSHIP BOARD
- c. Construction of additional finger docks  
DEPARTMENT OF NATURAL RESOURCES AND  
TOWNSHIP BOARD
- d. Develop Marina  
DEPARTMENT OF NATURAL RESOURCES AND  
TOWNSHIP BOARD
4. a. Township funds for internal road construction  
TOWNSHIP BOARD
- b. Upgrade Lake, Grand Marais, Russel, Wilson and  
Everett Streets  
TOWNSHIP BOARD

5. a. Township funds for airport  
TOWNSHIP BOARD

- b. Airport promotion  
TOWNSHIP BOARD

## **INDUSTRY**

1. a. Screening for Grand Marais industries  
TOWNSHIP BOARD
- b. Plant trees and shrubs along Ridge Road  
TOWNSHIP BOARD
2. a. Begin marker construction  
GRAND MARAIS HISTORIC SOCIETY AND  
OFFICE OF ECONOMIC OPPORTUNITY
- b. Loan possibilities  
GRAND MARAIS HISTORIC SOCIETY AND  
OFFICE OF ECONOMIC OPPORTUNITY

## **HOUSING**

1. a. Establish Housing Committee  
COUNTY BOARD OF COMMISSIONERS AND  
UPPER PENINSULA COMMITTEE FOR AREA  
PROGRESS (UPCAP)
- b. State Housing Authority meeting  
COUNTY BOARD OF COMMISSIONERS, UPCAP  
AND HOUSING COMMITTEE

- c. Housing code  
UPCAP, STATE HOUSING AUTHORITY AND  
HOUSING COMMITTEE
- d. Housing code instruction  
EXTENSION SERVICE, MICHIGAN STATE UNI-  
VERSITY
- e. Adopt housing codes  
COUNTY BOARD OF COMMISSIONERS
- 2. a. Paint-up fix-up campaign  
HOUSING COMMITTEE
- b. Check other local groups  
HOUSING COMMITTEE
- c. Meet with organizations  
HOUSING COMMITTEE
- d. Arrange work plan  
HOUSING COMMITTEE
- e. Work progress  
HOUSING COMMITTEE
- 3. a. Zoning ordinance amended to strengthen concentration  
of growth policy  
TOWNSHIP BOARD
- b. Information and education program on community  
growth  
TOWNSHIP BOARD AND COOPERATIVE EXTEN-  
SION SERVICE, MICHIGAN STATE UNIVERSITY

- c. Amendment for residential district  
TOWNSHIP BOARD
- 4. a. Mobile Home meeting  
HOUSING COMMITTEE, TOWNSHIP BOARD AND  
UPCAP
- b. Mobile Home study  
HOUSING COMMITTEE, TOWNSHIP BOARD AND  
UPCAP
- c. Update zoning ordinance  
TOWNSHIP BOARD
- d. Adopt zoning amendments on Mobile Homes  
TOWNSHIP BOARD
- e. Implement other recommendations  
HOUSING COMMITTEE AND TOWNSHIP BOARD

## ***ECONOMY***

- 1. a. Snowmobile race  
FESTIVAL COMMITTEE AND CHAMBER OF COM-  
MERCE
- 2. a. Construction of historic markers  
TOWNSHIP BOARD AND OFFICE OF ECONOMIC  
OPPORTUNITY
- b. Summer festival  
FESTIVAL COMMITTEE AND CHAMBER OF COM-  
MERCE

- b. Application for funds  
TOWNSHIP BOARD AND OFFICE OF ECONOMIC OPPORTUNITY
- c. Employment of residents  
OFFICE OF ECONOMIC OPPORTUNITY
- 3. a. Charter boat fishing rules and regulations  
TOWNSHIP BOARD
- b. Charter boat association  
UPPER PENINSULA TOURIST ASSOCIATION, CO-  
OPERATIVE EXTENSION SERVICE, MICHIGAN  
STATE UNIVERSITY
- c. Pamphlet for charter boat fishing  
UPPER PENINSULA TOURIST ASSOCIATION, CO-  
OPERATIVE EXTENSION SERVICE, MICHIGAN  
STATE UNIVERSITY
- d. Small business loans  
UPPER PENINSULA TOURIST ASSOCIATION AND  
COOPERATIVE EXTENSION SERVICE, MICHIGAN  
STATE UNIVERSITY

## ***PUBLIC FACILITIES***

- 1. a. Meeting on sewer system  
TOWNSHIP BOARD, CENTRAL UPPER PENINSULA  
ECONOMIC DEVELOPMENT DISTRICT, DEPART-  
MENT OF NATURAL RESOURCES AND FARMERS  
HOME ADMINISTRATION

- b. Develop adequate studies  
TOWNSHIP BOARD AND CENTRAL UPPER PEN-  
INSULA ECONOMIC DEVELOPMENT DISTRICT-  
(CUPEDD)
- c. Financial assistance  
TOWNSHIP BOARD AND CUPEDD
- 2. a. Utility extension policy  
TOWNSHIP BOARD AND CUPEDD
- 3. a. Water system plan and funding  
TOWNSHIP BOARD AND CUPEDD
- b. Detailed engineering design  
TOWNSHIP BOARD AND CUPEDD
- c. Implement system  
TOWNSHIP BOARD AND CUPEDD
- 4. a. Future land use policy discussion and utilities  
TOWNSHIP BOARD
- b. Adoption of land use plan  
TOWNSHIP BOARD
- c. Utility extension compatible with land use plan  
TOWNSHIP BOARD

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