

December 18, 2012

Ms. Michaela Jergensen, Preservation Planner  
Massachusetts Historical Commission  
220 Morrissey Boulevard  
Boston, MA 02125

*By Hand Delivery*

**Subject: Additional Information – Proposed Mixed-Use Development  
Grove Street & Harmony Grove Road, Salem  
MHC Reference: RC-53462**

Dear Ms. Jergensen:

Please find enclosed additional information you requested in support of our November 29<sup>th</sup> Project Notification Form submittal for the subject project.

The submittal includes the following:

- 1) Mass Historical Form A with brief architectural and historical description.
- 2) City of Salem Assessor Maps showing parcel locations. One shows parcels and structures, the second shows an aerial photograph view.
- 3) Supplemental photographs of the site and buildings (6 pages).
- 4) Historic Site Use plan by Griffin Engineering Group, 4/28/11 (11x17 – reduced scale print). This plan shows the approximate location and construction dates of buildings on the property that we are aware of. Information compiled from Salem Registry of Deeds, Sanborn Maps and plans on file with the property owner.
- 5) Excerpted pages from City of Salem Atlases for 1874, 1897 and 1911. These atlas pages were obtained from the Essex South District Registry of Deeds in Salem.

Ms. Michaela Jergensen, Preservation Planner  
Re: 1, 3 & 5 Harmony Grove Road and 60 & 64 Grove Street, Salem  
December 18, 2012

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Please do not hesitate to contact the undersigned should you have any questions or comments or require additional information.

Very truly yours,  
**Griffin Engineering Group, LLC**

A handwritten signature in black ink, appearing to read "Robert H. Griffin", written over the company name.

Robert H. Griffin, P.E.

Enclosures: As-noted

cc: Michael Hubbard, MRM Project Management, Inc.  
J. Correnti, Esq.  
Salem Historical Commission; Attn: Jane Guy.

# FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Map 16

Salem

## Photograph



Town/City: Salem

Place (neighborhood or village): Gallows Hills  
1, 3 & 5 Harmony Grove Rd, 60 & 64 Grove St.

Name of Area: Blubber Hollow

Present Use: Abandoned Industrial

Construction Dates or Period: 1912

Overall Condition: Poor

Major Intrusions and Alterations:  
N/A

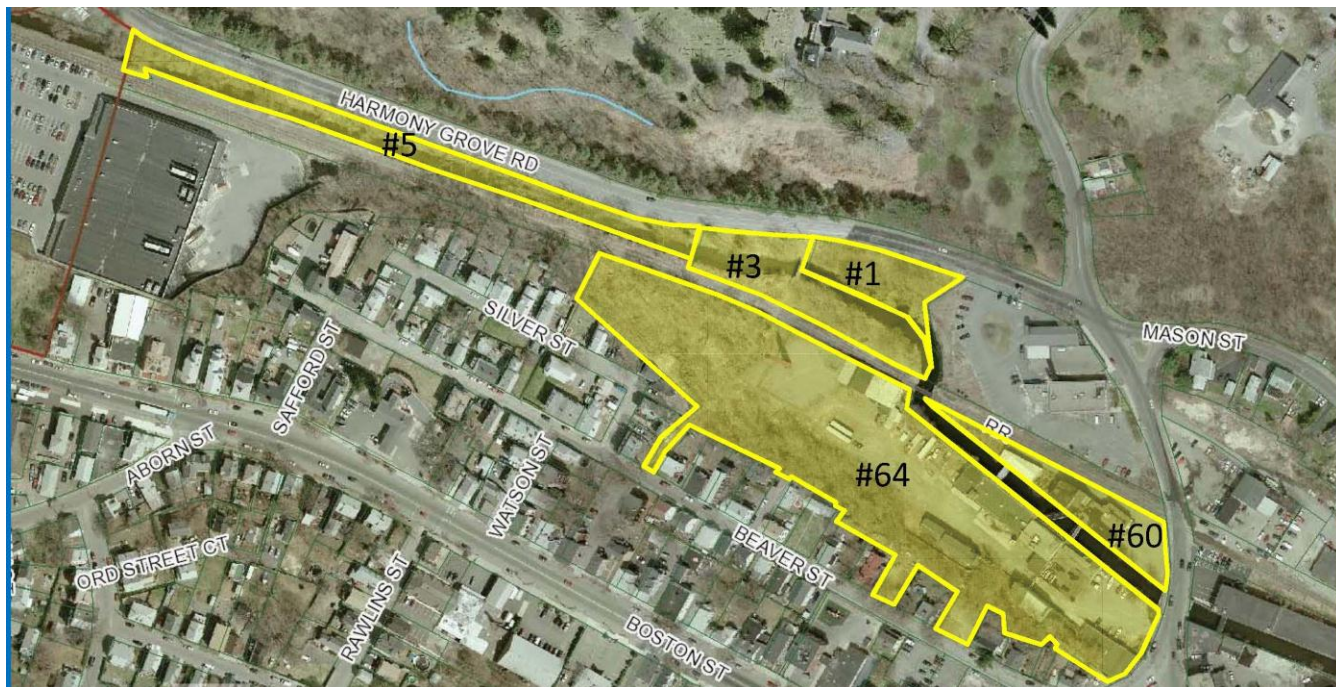
Acreage: 8.31

Recorded by: Robert H. Griffin, P.E.

Organization: Griffin Engineering Group, LLC

Date (month/year): December / 2012

## Locus Map



☒ see continuation sheet

# INVENTORY FORM A CONTINUATION SHEET

TOWN

NAME OF AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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- ☐ Recommended for listing in the National Register of Historic Places.  
*If checked, you must attach a completed National Register Criteria Statement form.*

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

## ARCHITECTURAL DESCRIPTION

*Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.*

The project site is developed with six dilapidated industrial buildings remaining from the former Salem Oil & Grease Company. The buildings consists of an office/storage building, barrel storage building, warehouse/sulfonation building, cooperage/finishing building, wastewater treatment building, and maintenance/storage building. The oldest building (the office/storage building) on the northerly side of the North River Canal was constructed in approximately 1912. Two enclosed bridge structures over the North River Canal connect the northerly office building to the manufacturing buildings located on the southerly side of the canal.

The office building has a dilapidated wood and vinyl siding façade with many broken windows and vandalism. The manufacturing buildings are generally constructed with a masonry brick or block façade. The wastewater treatment building has a T-11 wood panel exterior and the maintenance/storage building has a corrugated metal exterior. The building façades are generally consistent with other industrial building throughout the Blubber Hollow area.

The landscape is generally overgrown and contains significant amounts of trash and debris. The former industrial uses of the property contaminated site soils that need to be remediated as part of site redevelopment.

## HISTORICAL NARRATIVE

*Explain historical development of the area. Discuss how this relates to the historical development of the community.*

Industrial uses of the property began in the 1700's, and continued into this century. In approximately 1712, descendants of Captain William Trask, who had constructed gristmills along the North River in Peabody, moved the gristmill operation downstream to the location of the current Grove Street culvert crossing. The tidal gristmill is indicated on 18<sup>th</sup> and 19<sup>th</sup> century maps as Frye's Mill.

In the early 1800's tanneries were established along the banks of North River. In the vicinity of the project site, the Frye's Tannery and Nabers Tannery were established on the southerly side of the river. The area quickly became known as "Blubber Hollow" because of the distinct odors associated with the booming tanning industry. Historically, the tanneries discharged their waste into the North River. In the 1880's, because of deteriorating health conditions along the river, the City of Salem channelized the river, creating the North River canal. Also, in the 1880's a railroad line was constructed along the canal that extended into Peabody.

The Salem Oil and Grease Company first occupied the 60 Grove Street parcel (northerly side of the canal) in 1912 which was land created (ie. Land is filled tidelands) by channeling the canal. The company acquired the easterly portion of the 64 Grove Street parcel (southerly side of the canal) in the 1930's and expanded their operation. The company then acquired the westerly portion of the 64 Grove Street parcel and the 3 Harmony Grove Road parcel in 1965 from the Peter Sim & Sons Morocco Factory after it had burnt down. The Salam Oil & Grease Company gradually expanded their operation toward the west until closing down in 2002 due to economic pressures and environmental concerns. Enclosed please find several historic atlas maps documenting the use of the site from the late 19<sup>th</sup> century. The site can be readily distinguished on the atlases by looking for the sharp bend in the North River Canal. Railroad tracks cross the canal at the site.

# INVENTORY FORM A CONTINUATION SHEET

TOWN

NAME OF AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter    Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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## BIBLIOGRAPHY and/or REFERENCES

Francis J. Lynch, *50 Years in Blubber Hollow with Salem Oil & Grease Co.* (Salem: The Company, 1960)

The City of Peabody Department of Community Development & Planning, *City of Peabody Riverwalk & Historic Trail Master Plan*, (2001)

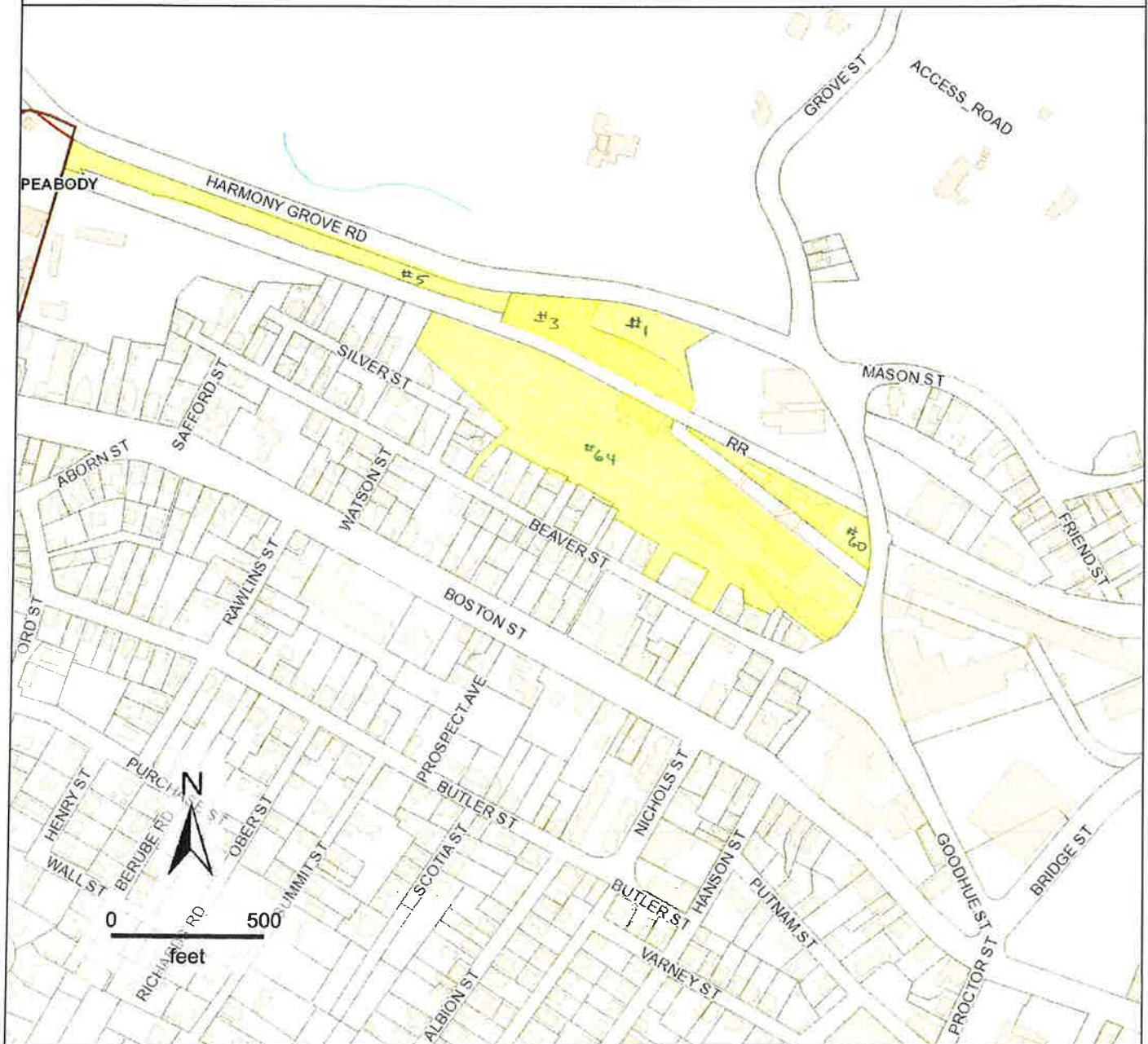
C.M Hopkins, *Atlas of Salem, Massachusetts*, (Published in 1974), plate J & P

L.J. Richard & Co., *City of Salem* (Atlas 1897), plate 7.

*Atlas of the City of Salem, Mass.*, (Boston: Walker Lithograph & Publishing Co., 1911), plate 12.



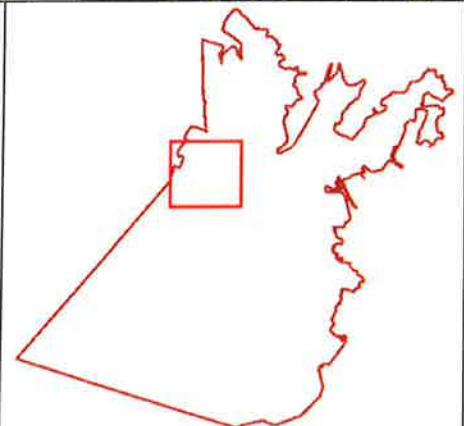
## Interactive Map

**Property Information****Property ID** 16\_0239\_0**Location** 3 HARMONY GROVE ROAD

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Board of Assessors to confirm boundaries used at time of assessment.

Ref: City of  
Salem  
GIS Map





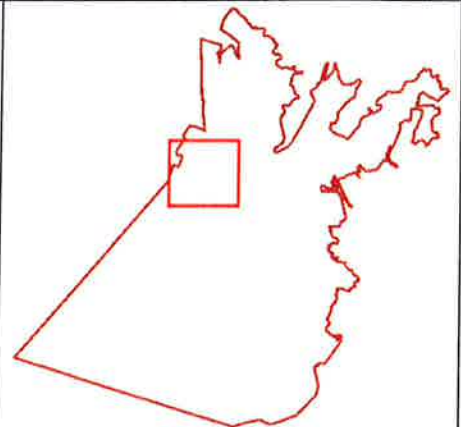
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Ref: City of Salem  
GIS MAP







64 Grove Street Waste Water Treatment Building



60 Grove Street Barrel Storage Building (Right). 64 Grove Street Finishing Building (Background)





64 Grove Street Cooperage Building



3 Harmony Grove Road Vehicle Bridge Over North River Canal





64 Grove Street Finishing Building



64 Grove Street Warehouse Building





60 Grove Street Side of Office Building



Railroad Bridge Over North River Canal.





64 Grove Street Maintenance/Storage Building (No. 59 Building)



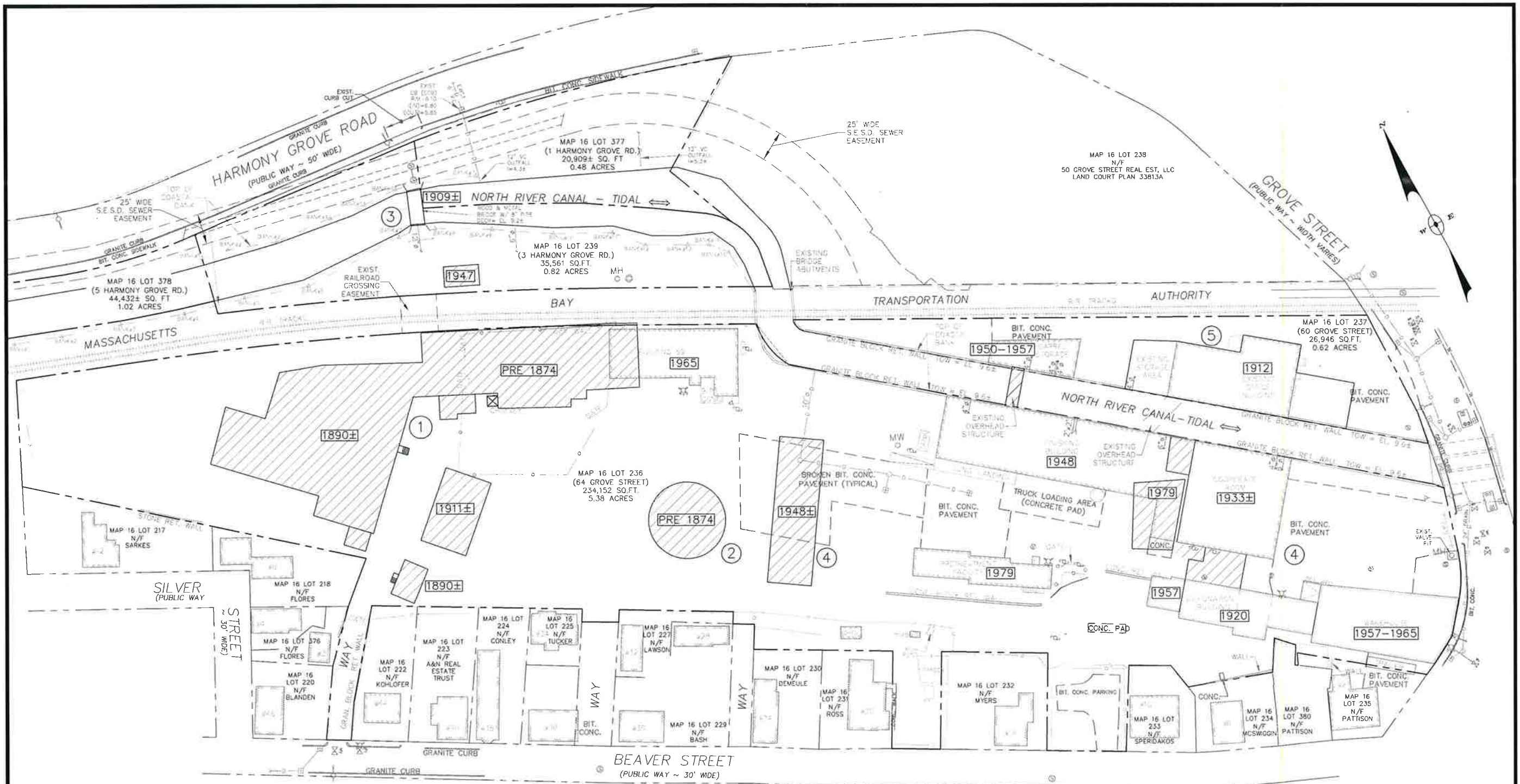
64 Grove Street Cooperage Building





August 1965 Site Photo





NOTES:  
1) THIS PLAN IS PREPARED FOR THE PURPOSE OF IDENTIFYING THE APPROXIMATE LOCATIONS OF STRUCTURES THAT WERE PRESENT IN 1946. ALL STRUCTURES THEN IN EXISTENCE WERE ASSOCIATED WITH MANUFACTURING AND MECHANICAL PROCESSES.  
2) EXISTING CONDITIONS AND BOUNDARY SURVEY BY LEBLANC SURVEY ASSOCIATES, INC.  
3) ELEVATIONS SHOWN ARE ON THE 1929 N.G.V.D. DATUM.  
4) SUBSURFACE UTILITIES EXIST ON-SITE AND ARE NOT SHOWN ON THIS PLAN.  
5) PROPERTY LINES FOR 3 HARMONY GROVE ROAD ARE APPROXIMATE.

#### KEY:

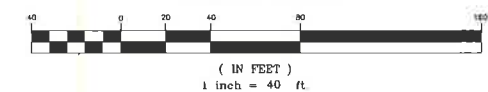
- ① GLEASON LEATHER COMPANY / PETER SIM & SONS INC.  
REF: ATLAS OF SALEM - 1906 TO 1938, MAP 54  
SOUTHERN ESSEX REGISTRY OF DEEDS, PLAN 172 OF 1943
- ② SALEM GAS COMPANY - GAS STORAGE TANK  
REF: ATLAS OF SALEM - 1911, MAP 12  
SOUTHERN ESSEX REGISTRY OF DEEDS, PLAN 172 OF 1943  
1950 CERTIFIED SANBORN MAP
- ③ BRIDGE ACROSS NORTH RIVER CANAL AT 3 HARMONY GROVE ROAD  
REF: SOUTHERN ESSEX REGISTRY OF DEEDS, DEED BOOK 1982 PAGE 181 (1909)  
SOUTHERN ESSEX REGISTRY OF DEEDS, PLAN 172 OF 1943  
BRIDGE & SLUDGE BEDS PLAN PREPARED BY E.H. PORTER CONST. CO. (1947)
- ④ SALEM OIL & GREASE CO. - 64 GROVE STREET  
REF: ATLAS OF SALEM - 1906 TO 1938, MAP 54  
SOUTHERN ESSEX REGISTRY OF DEEDS, PLAN 110 OF 1947  
YARD PLAN & UNDERGROUND PIPING PLAN PREPARED BY CHAS T. MAIN, INC. (1948)
- ⑤ SALEM OIL & GREASE CO. - 60 GROVE STREET  
REF: ATLAS OF SALEM - 1906 TO 1938, MAP 54  
SOUTHERN ESSEX REGISTRY OF DEEDS, PLAN 110 OF 1947  
YARD PLAN & UNDERGROUND PIPING PLAN PREPARED BY CHAS T. MAIN, INC. (1948)

#### LEGEND

- PROPERTY LINE
- EASEMENT LINE
- MEAN HIGH WATER
- EXIST. BUILDING
- EXIST. RAILROAD TRACKS
- EXIST. RETAINING WALL
- EXIST. CONTOURS
- EXIST. DRAIN LINE
- EXIST. CATCHBASIN

--- = RAZED STRUCTURES

#### GRAPHIC SCALE



No. Date Description  
Revisions

BUILDING  
DATES ARE  
APPROX.



P.O. Box 7061  
100 Cummings Center, Suite 224G  
Beverly, MA 01915

Tel: 978-927-5111  
Fax: 978-927-5103

MRM PROJECT  
MANAGEMENT, LLC  
60-64 GROVE ST.  
3 HARMONY GROVE

HISTORIC SITE USE

Scale: 1"=40'

Job No.: 700

File Name: p/p/s/h-b

Date: 4/28/11

C-2.1



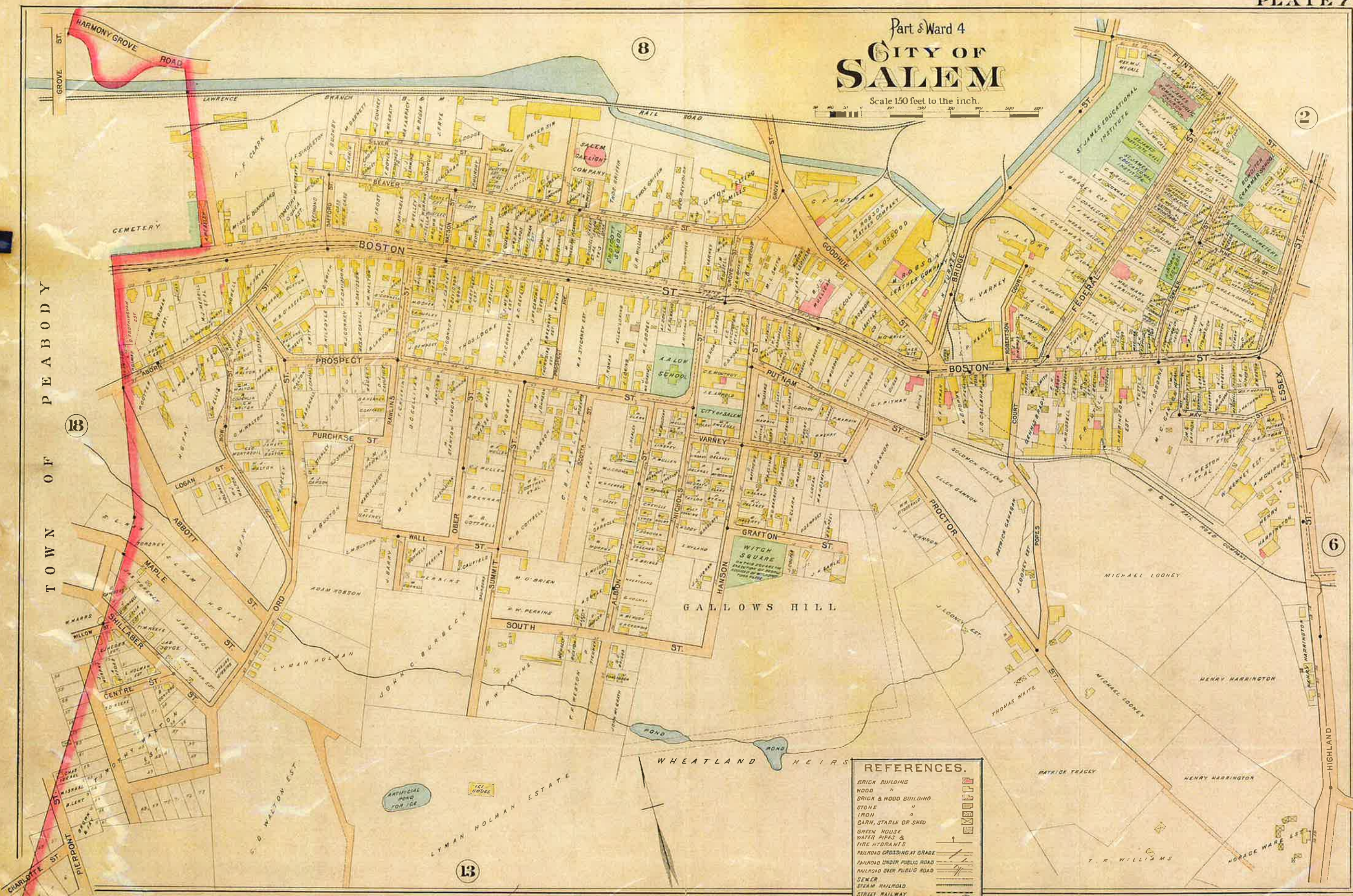




Part 4 Ward 4  
**CITY OF SALEM**  
Scale 150 feet to the inch.

**REFERENCES.**

BRICK BUILDING	[Symbol]
WOOD "	[Symbol]
BRICK & WOOD BUILDING	[Symbol]
STONE "	[Symbol]
IRON "	[Symbol]
BARN, STABLE OR SHED	[Symbol]
GREEN HOUSE	[Symbol]
WATER PIPES & FIRE HYDRANTS	[Symbol]
RAILROAD CROSSING AT GRADE	[Symbol]
RAILROAD UNDER PUBLIC ROAD	[Symbol]
RAILROAD OVER PUBLIC ROAD	[Symbol]
SEWER	[Symbol]
STEAM RAILROAD	[Symbol]
STREET RAILWAY	[Symbol]
ADJOINING PLATE	[Symbol]





# CITY OF SALEM Part of Wards 4-6

Published by Walker Lithograph & Publishing Co. Boston.

Scale 1 inch = 100 feet.

- Wood
- Brick
- Stone or cement
- Stables, barns, sheds
- Hydrants
- Elec. Ry's.
- Adjoining Plate No.

