



Notes on 40 Ward Street, Salem

According to Patricia Kelleher at the Salem Historical Commission, all of the buildings at the point were destroyed in the Great Fire, which happened on June 25, 1914.

In reviewing both the current assessor's map and the 1911 Walker Lithograph and Publishing Company Map, it would appear that the lot area that was 28-28R Ward Street on the 1911 map is the area that is now 40 Ward Street on the current assessor's map.

Prior to the fire, the area that is 40 Ward Street was owned by Hyman Friedberg and Rachel Friedberg (also spelled as Freedberg). The pamphlet "1914 Data on Burned District at Salem, MA", published by F.W. Dodge Co. lists Hyman Friedberg as owning 2 wooden apartment houses at 28-28R Ward Street.

Hyman Friedberg and Rachel Friedberg sold the lot of land "with the buildings thereon" to Morris Beres of Peabody on November 14, 1916, which indicates that Hyman and Rachel Friedberg rebuilt on the lot on land which was 28-28R Ward Street between 1914 and 1915.

There does not appear to be a building inspection card deposited at the Salem Historical Commission which references 28-28R Ward Street and owned by the Friedbergs. According to the Salem Assessor's records, they believe the building at 28-28R Ward Street was built about 1917.

Both Hyman Friedburg and Morris Beres have occupations listed as "peddler" in the United States census records, so their occupations do not help indicate who took on the job of rebuilding on the lot after the fire in 1914. However, building value assessments of the 2 apartment houses owned by Hyman Friedburg list one house as being worth about \$700. and the other as being worth about \$5800. When Hyman Friedburg and Rachel Friedburg convey the property to Morris Beres, he gave them a mortgage in the amount of \$5800 and the mortgage also states the property is subject to two other mortgages in the amount of \$8,000 and \$4375, respectively.

This indicates that Morris Beres likely purchased a lot with a livable building on it. From the above evidence and documents listed below, it is likely Hyman Friedburg and Rachel Friedburg, were the owners of the land and building now known as 40 Ward Street when it was built c. 1915.

Additional documents used:

Deed descriptions from the Essex South County Registry of Deeds

MACRIS On-Line Database

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According to various Salem Town Directories around 1914-1920, Hyman and Rachel Friedburg were in the "fruit and produce business" and it does not appear that they lived at the Ward Street property. In the 1920 United States Census, both Hyman and Rachel are listed as immigrants from Russia. The document further reveals they came to the United States in 1898 and 1901, respectively. Their mother tongue was "Jewish" and they could both speak English. They lived in Salem with five children, all of whom were born in Massachusetts; all in their household were literate.

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Plaque to read: Built for Hyman and Rachel Friedberg, Produce vendors, 1917. Replaced two apartment buildings burned in Great Salem Fire of 1914



Owners	Date of Conveyance	Registry Reference
Michael F. Terrell and Mary A. Terrell of Salem to Hyman Freedberg and Rachel Freedberg of Salem	August 5, 1904	Book 1749, Page 131
Hyman Freedberg of Salem his ½ interest to his wife, Rachel Freedberg of Salem	April 29, 1915	Book 2294, Page 166
Hyman Freedberg and his wife Rachel Freedberg, in her own right, both of Salem, to Morris Beres of Peabody	November 15, 1916	Book 2348, Page 218
Morris Beres of Peabody to Joseph Stambler and Minnie Stambler of Salem	August 18, 1921	Book 2491, Page 157
Joseph Stambler and Minnie Stambler of Salem to Jacek Fafara and Annie Fafara of Salem	September 6, 1922	Book 2526, Page 238
Annie Fafara, widow, of Salem to Peter Havelick and Frances Havelick of Peabody	March 4, 1955	Book 4145, Page 139
Peter Havelick and Frances Havelick of Peabody to Albert Buczko and Bernard Buczko	September 4, 1955	Book 4202, Page 554
Albert J. Buczko and Bernard H. Buczko of Salem to Thaddeus Buczko of Salem	February 23, 1960	Book 4790, Page 99
Thaddeus Buczko of Salem to Randall Associates, Inc.	September 15, 1967	Book 5475, Page 694
Randall Associates, Inc. to Jonathan E. Janes, Trustee of the Elzear Realty Trust	March 29, 1985	Book 7702, Page 199
Jonathan E. Janes, Trustee of the Elzear Realty Trust to Jonathan E. Janes, Trustee of 40 Ward Street Realty Trust	June 1, 1987	Book 9060, Page 59
Jonathan E. Janes, Trustee of the 40 Ward Street Realty Trust to Philip J. Hansbury, Trustee of the 40 Ward Street Realty Trust II	September 23, 1994	Book 12757, Page 233
Philip J. Hansbury, Trustee of the 40 Ward Street Realty Trust II to Dylan Cadwalader and Geraldine Cadwalader, Trustees of the Ward Vernon Realty Trust	December 17, 1999	Book 16108, Page 314
Dylan Cadwalader and Geraldine Cadwalader, Trustees of the Ward Vernon Realty Trust to Dylan Cadwalader of Topsfield, MA	March 12, 2002	Book 18452, Page 268
Dylan Cadwalader of Topsfield to Corrado D'Ambrosio, Trustee of Radicale Realty Trust	June 23, 2004	Book 23033, Page 336
Corrado D'Ambrosio, Trustee of the Radicale Realty Trust to Cougar Capital II, LLC	July 9, 2008	Book 27907, Page 331
Cougar Capital II, LLC to Congress & Ward, LLC	December 2, 2014	Book 33712, Page 513
Congress & Ward LLC to Congress Street Residences, LP	June 1, 2016	Book 34994, Page 386