

No.

1184

Patapsco Avenue - Typed  
Condemnation & Opening of -  
from Hanover Street to  
Race Street -

*See file 77145-70260*  
Baltimore, Maryland  
July 5th, 1938.

Mr. Alfonso vonWyszecki,  
Assistant City Solicitor,  
217 Court House.

Dear Mr. Wyszecki:

In the matter of the condemnation and  
opening of Patapsco Avenue, 90 feet wide, from Hanover  
Street to Race Street, I wish to report as follows:

LOT A

Fee vested in Samuel Bass, Liber G. W. No. 42,  
folio 190, May 11th, 1905. See Lot V<sup>1</sup> in Race Street opening, File  
No. 984-A.

LOT B

Fee vested in H. Emory Gray and Lillie Gray,  
his wife, Liber G. W. No. 117, folio 12, February 19th, 1915.  
See Lot C in former opening of Patapsco Avenue - File No. 583.

LOT C

Fee vested in Teresa Franco (husband Salvatore),  
Lucia or Louise Tarsia (husband Salvatore), Charles Brocato  
( wife Marie ), Samuel Brocato ( wife Frances ) and Emma  
Brocato ( husband Tony Brocato ), as remaindermen, as ten-  
ants in common, under deed, Liber S. C. L. No. 5146, folio  
125, August 9th, 1930 ( mortgage, Liber S. C. L. No. 5527,  
folio 28 recites Natale Brocato, life tenant, died November  
5th, 1931 ).

Subject to the following mortgages:

1: \$4030.00, Liber S. C. L. No. 5169,  
folio 190, Natale Brocato to Annapolis Boulevard Building  
and Loan Association, Incorporated.

2: \$800.00, Liber S. C. L. No. 5527, folio  
28, March 27th, 1935, from the five tenants in common above  
mentioned and their respective spouses and Marie Brocato  
( single ) to First Federal Savings and Loan Association  
of Brooklyn.

3: Liber S. C. L. No. 5607, folio 71,  
February 9th, 1936, from Samuel Brocato to John E. Buccino,  
(undivided one-fifth interest)  
Trustee,/to secure payments of weekly sums to the wife of  
Samuel Brocato. See Lot X<sup>1</sup> opening of Race Street for basic search.

LOTS D AND D-X

Fee vested in Ernest Hammond, Eva Hammond,  
Norman Hammond and Howard L. Hammond, children of Margaret  
Hammond, a daughter of Lewis Grieneisen, share and share  
alike, devisees under will of Lewis Grieneisen, Orphans'  
Court of Baltimore City, Liber E. R. D. No. 150, folio 432,  
dated July - 1919.

Lots A, B and D above were brought to date  
from former opening of Patapsco Avenue ( Ordinance No. 457,  
approved April 14th, 1925 ).

Lot C has not previously been reported on.

Yours very truly,

*J. D. Haus.*

JD3RD/B.



July 5th, 1938.

Block 7027.

LOT "A"

Ws First Street at Ss Patapsco Avenue thence binding on Ws First Street North 25 degrees 20 minutes east 30 feet by NW to Patapsco River thence binding on Patapsco River southerly to intersect a line drawn at right angles to First Street from a point on Ws First Street 180 feet Sly from place of beginning thence reversing said line and binding thereon to Ws First Street thence binding on Ws First Street North 25 degrees east 180 feet to the place of beginning.

Fee simple - Samuel Bass, Liber G. W. No. 42, folio 190,  
May 11th, 1905.

Acknowledged April 11th, 1905.

See Lot V<sup>1</sup> in opening of Race Street - File No. 984-A.



July 5th, 1938.

Block 7027.

LOT "B"

Ws First Street in bed of Patapsco Avenue 60 feet front  
with depth to Race Street.

Fee simple - H. Emory Gray and Lillie Gray, his wife,  
Liber G. W. No. 117, folio 12, February 19th, 1915.

See Lot C in former opening of Patapsco Avenue -  
abstract file No. 583.

From lot C in opening Patapsco Ave file 583  
7/22/25

Ludwig/Louis Gueneisen  
Elizabeth Gueneisen w/f

YW 117-12

2/19/15

Rec 2/22/15

A. Emory Gray  
Lillie " w/f

Com \$3500<sup>00</sup>

6th 2nd flr

all that lot in Brooklyn fronting 60' on  
W of First st in the bed of Patapsco  
Ave extending with an even depth  
for sd lot st to the Patapsco River  
the same being the W boundary of the land  
hereby conveyed

Being the identical prop. now  
+ for several years past occupied by  
sd (2) as his place of business & for  
his coal & wood yard.

Being by deed 1/19/83 SH 21-14  
for Wm J V Hughes & w/f.

JG Wack.



July 5th, 1938.

Block 7027.

LOT "C"

No. 3570 First Street

(Hanover Street)

NE cor of Patapsco Avenue and Hanover Street -

Fee vested in Teresa Franco (husband Salvatore), Lucia or Louise Tarsia (husband Salvatore), Charles Brocato (wife Marie), Samuel Brocato (wife Frances) and Emma Brocato (husband Tony Brocato), as remaindermen, as tenants in common, under deed, Liber S. C. L. No. 5146, folio 125, August 9th, 1930 (mortgage, Liber S. C. L. No. 5527, folio 28 recites Natale Brocato, life tenant, died November 5th, 1931).

Subject to the following mortgages:

- 1: \$4030.00, Liber S. C. L. No. 5169, folio 190, Natale Brocato to Annapolis Boulevard Building and Loan Association, Incorporated.
- 2: \$800.00, Liber S. C. L. No. 5527, folio 28, March 27th, 1935, from the five tenants in common above mentioned and their respective spouses and Marie Brocato (single) to First Federal Savings and Loan Association of Brooklyn.
- 3: Liber S. C. L. No. 5607, folio 71, February 9th, 1936, from Samuel Brocato to John E. Buccino, Trustee, to secure payments of weekly sums to the wife of Samuel Brocato. *Covers undiv. 1/5 int,*

See Lot X-1 - Race Street - for basic search.

Block 2027

W 1st St 60' n of lot -

# 3570 First St

|          |                    |                       |        |    |
|----------|--------------------|-----------------------|--------|----|
| 6/1/20   | Brocato to Brocato | 3620-577              | ①      | ✓  |
| 7/21/20  | " for Museum       | D 3620-188            |        | ab |
| 2/23/22  | " to Brocato       | Rel 3829-583          | ①      | ✓  |
| "        | " to Ann Blvd      | M 3829-584 R/4583-135 | 4/2/22 | ✓  |
| 7/1/24   | " to Sold          | M 4222-531            | }      | ✓  |
| 10/29/24 | " for "            | Rel 4222-533          | }      | ✓  |
| "        | " to Ann Blvd      | M 4286-194 R/4583-135 | 4/2/22 | ✓  |
| 8/9/30   | " for De Dominis   | D 5146-125            |        | ab |
| "        | " to "             | A 5146-123            |        | ab |
| 10/30/30 | " to Ann Blvd      | M 5169-190            | open   | ab |
| 3/11/36  | " to Buccaris      | M 5607-71             | open   | ab |

Unlocated

M 5067-567 Relok 5170-266

Brocato Natale (John) 6/21/20

Margherita

Charles

Samuel for 8/9/30

Emma

Francis Teresa

Tarsia Lucia

M 5527-28 open

D 5642-567 ✓



Louis Grieneisen. <sup>widower</sup> Died SOL 3620-188  
to 6/21/20.

Natalie Brewate  
W/a John Brewate } Rec 7/21/20  
Margherita " wife } Cons 500  
ent. a-h-a

Orig 1/10 on the Ws of 1st st at the dist.  
of 60' Nly from the cor find by the r of  
the Ws of 1st st & the NE cor of the lot of  
2nd cons. by Augustus F. Seivers &  
Wm R. Seivers to John T. McPherson  
2/11/65 & rec. L.R.A.C. N.H.S. 13-98  
2d pt of leg also at NE cor of Gray  
Garage as shown on the survey prepared  
by Thomas H. Draney 5/19/20 & filed  
herewith & run. Nwly 11 with the NW  
r of the lot of 2d so cons. to rd McPherson  
& finding on the N outline of 2d Gray Garage  
125' \ N Ely @ rt 45 to the 1st line in  
this desc & 11 to 1st st 20' 2" to a  
rail road spike \ S Ely 11 with the 1st  
line of this desc 125' to the Ws of 1st st  
& \ SWly finding on the Ws of 1st st  
20' 2" @

see lot  
X1  
file  
page  
st

Orig part 3H 26-354  
Togeth - its alleys ways etc -  
that is 2 ent. for  
Comments - 22 weeks.

Natale Procto  
to  
Anthony De Domenico  
unmod.

Dead  
Aunt

SEL 5146-123

8/8/30

Rec 8/9/30

Cons 5<sup>00</sup>

15 to 20 per + a  
265

1st. not ours

2nd. as in SEL 3620-188

#3570 Hanover St.

Together

That: 2nd lot 20 per 900 - 2nd lot  
rent 54<sup>00</sup> 1st lot  
1st lot to 20 per 900

reversed  
2nd lot  
in fee  
1st lot  
rent to

Covenants  
38Wick



Anthony J. Di Domenico / Decd 54L5146-125  
to unrevoked 8/9/30

Natale Brocato  
et al Dec 8/9/30

(1 to 2) for life

full power to sell lease mortgage conveyance  
etc during his life & in event of his death  
without disposing to me of Teresa Franco

Lucia Tarsia Charles Brocato Jamuel

Brocato & Emma Brocato ten com

mta. fee

Done ok

# 3570 First St

Being by deed even date

Together: with power

Hab: (2) for life (remainder as in grant)

Covenants

SSW Ack.

—

Natalie Proctor  
widow

Inty

SEL 5164-190

10/22/30

Rec 10/30/30

to

Annapolis Boulevard

Oldy + Sam Green

at Cnd

\$4030<sup>00</sup>

Dim exercise of power  
by deed him ment.

to (S) son of Oldy

Done ok

Being SEL 5146-125 8/9/30 granting  
to O for life with power etc this Inty  
being made in exercise of power.

Legitim

Not: for

Covenants

Consent to share

S S W Ack

—



a. Teresa Franco  
Salvatore " husb

t. Lucia Tarsia  
Salvatore " husb

c. Charles Brocato  
Marie " wif

Long "

e. Emma " wif

d. Samuel "  
Frances " wif

? → Marie " single  
what  
interest  
?

First Federal Savings

& Loan Assn of Brooklyn

at c

mtge

301 5527-28

3/27/35

Rec 4/26/35

\$800<sup>00</sup>

① to ② s & a lot Blity.

Done OK

Only same lot by  
deed 8/9/30 84 5146-125

A. F. DiD. to Natale

Brocato for life

& in event of his death

to one of

a. Teresa Franco

t. Lucia Tarsia

c. Charles Brocato

d. Samuel "

e. Emma Brocato

as tenants in com. ad Natale Brocato died  
11/5/31

Legation

that: 25 & a fee

Covenants

Assent to decree

sswack.





July 5th, 1938.

Block 7027.

LOTS "D" AND D<sup>x</sup>

Corner Ws First Street and Ns Patapsco Avenue thence N on First Street 30 feet by west to Patapsco River, Liber S. H. No. 26, folio 354.

This constitutes No. 2 First Street.

Vested in fee simple in Ernest Hammond, Eva Hammond, Norman Hammond and Howard L. Hammond, children of Margaret Hammond, a daughter of Lewis Grieneisen, share and share alike, devisees under will of Lewis Grieneisen, Orphans' Court of Baltimore City, Liber E. R. D. No. 150, folio 432, dated July - 1919.

Also see first Codicil of Will of Lewis Grieneisen aforesaid and reference therein as to 20 foot alley.

See Lot C of Patapsco Avenue (to date) for portion of above conveyed to Brocato.

See Lot X-1 - Race Street, for basic search; file No. 984-A.

The portion of this lot which lies in the bed of a 20 foot alley (in the rear of No. 2 First Street, No. 3570 Hanover Street) is dedicated.

COPY

CITY SOLICITOR'S OFFICE

July 6th, 1938.

Mr. Edward J. Hecker, Chief,  
Bureau of Plans and Surveys,  
Municipal Office Building.

Dear Sir:

I am enclosing herewith copy of report  
of Mr. E. Donovan Hans, in the matter of the condemnation  
and opening of Patapsco Avenue, 90 feet wide, from Hanover  
Street to Race Street.

Very truly yours,

ALFONSO vonWYSZECKI,  
ASSISTANT CITY SOLICITOR.

AvW/B.  
Enc.



COPY

CITY SOLICITOR'S OFFICE

Charles C. G. Evans  
XXXXXXXXXXXXXX

July 5th, 1938.

Commissioners for Opening Streets,  
City Hall,  
Baltimore, Maryland.

Attention: Mr. Kreuder

Gentlemen:

I am enclosing for payment approved bill  
of Mr. E. Donovan Hans, in the matter of the examination and  
bringing to date of titles in re Patapsco Avenue, from  
Hanover Street to Race Street. Copy of report has been mailed  
to Mr. Hecker, Bureau of Plans and Surveys.

Very truly yours,

AvW/B.  
Enc.

ALFONSO vonWYSZECKI,  
ASSISTANT CITY SOLICITOR.

Wills Liber ERD 150-432

Last Will + Testament of Lewis Grieneisen

1. To daughter Fannie E. Pumphrey wife of Thomas W. Pumphrey in fee simple 2 brick Houses #8 + #10 First St.  
\_\_\_\_\_
2. To son Charles E. Grieneisen \$1000 \_\_\_\_\_  
\_\_\_\_\_
3. To my 4 children of my deceased daughter Margaret Hammond to wit Ernest Hammond, Eva Hammond Norman Hammond and Howard Hammond share + share alike \$4000 cash, 2 houses fronting on Potomac St known as #101 + #103 Potomac St. the brick house on First St known as #2 First St. and the 2 houses on Carroll St known as #101 + #103 Carroll St. all of sd. houses + lots being in fee simple
4. To daughter Bertie Niddorff wife of Frank S. Niddorff. 2 Brick houses situate on Ws First St known as #4 + #6 First St. \_\_\_\_\_  
\_\_\_\_\_
- 5.
- 6.
7. To my executors fee simple lot of ground NS Patapasco An between First + Second Sts.
8. All the rest residue + remainder of of my estate of every kind + description which I now own or may hereafter acquire I direct my executor herein after named to divide into 4 equal parts which I give + bequeath as follows - one part to daughter Fannie E. Pumphrey, one part to be divided equally among 4 children of



deceased daughter Margaret Hammond on part to  
daughter Hattie Niddorff wife of Frank S. Niddorff  
& one part to my son Lewis Grieneisen Jr.

9. Cuts off any who starts suit

Lewis Grieneisen Jr & Raymond S. Williams appointed  
Executors I hereby authorize sd. executors & the survivor of  
them to sell any or all portions of my real or personal estate.

1st. Codicil

And whereas the house on First known as #2 devised by  
3rd item of my sd will to the sd 4 children has been  
sold with frontage of about 20' on First St and depth of  
about 125' westerly from First St. bearing still in my  
ownership and adjoining sd lot to the westward a lot  
of about 20' in width with a depth of about 175' to  
the water

I desire that an alley 20' wide be left open in rear of  
houses #2, 4, 6, 8 & 10 First St. and that an alley 10' wide  
connecting with sd 20 ft. alley be left open on N.S. of House #10

2nd Codicil