

## # 24 W. PENNSYLVANIA AVE.

Although it is probably not the first pre-fabricated residence in Towson this duplex at # 24 W. Pennsylvania Ave. is the first of its kind to be positively identified as such. The house has a distinctive design featuring unusual shingles, classical details and a hipped roof with large eye-lid vents. The design is believed to be of California origin.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC Persohn House  
Pre-Fab Duplex  
 AND/OR COMMON

**2 LOCATION**

STREET & NUMBER  
24 W. Pennsylvania Ave  
 CITY, TOWN \_\_\_\_\_ CONGRESSIONAL DISTRICT \_\_\_\_\_  
Towson \_\_\_\_\_ VICINITY OF \_\_\_\_\_  
 STATE \_\_\_\_\_ COUNTY \_\_\_\_\_  
Maryland

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME Luzzi Brothers Telephone #: 825-4535  
 STREET & NUMBER \_\_\_\_\_  
24 W. Pennsylvania Ave.  
 CITY, TOWN \_\_\_\_\_ STATE, zip code \_\_\_\_\_  
Towson \_\_\_\_\_ VICINITY OF \_\_\_\_\_ Maryland 21204

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. New Courts Building Liber #: See Attachment  
 STREET & NUMBER \_\_\_\_\_ Folio #: \_\_\_\_\_  
401 Bosley Ave.  
 CITY, TOWN \_\_\_\_\_ STATE \_\_\_\_\_  
Towson \_\_\_\_\_ Maryland 21204

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 \_\_\_\_\_ FEDERAL \_\_\_\_\_ STATE \_\_\_\_\_ COUNTY \_\_\_\_\_ LOCAL \_\_\_\_\_  
 DEPOSITORY FOR SURVEY RECORDS \_\_\_\_\_  
 CITY, TOWN \_\_\_\_\_ STATE \_\_\_\_\_

BA-1444

**7 DESCRIPTION**

<b>CONDITION</b>		<b>CHECK ONE</b>		<b>CHECK ONE</b>	
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE		
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED	DATE	Summer, 1978
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED				

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

Blueprints in the possession of Marks & Cooke, Architects, document the fact that this house is based on plans for a 1925 pre-fabricated home. According to information printed on the plans the design was by "Pacific Ready-Cut Homes, Inc," of Los Angeles, California. Details appear to have been sketched in by "Frank A. Persohn" of Baltimore (8-7-25). Many of the details such as specific type of roof or wall covering or type of spouting are identified in the plans as "by Buyer" indicating the general nature of the plan and that room was left in the design for individual preferences. The most major difference noted between the suggested plan and the existing structure is that where stucco is recommended by the designers for the exterior wall covering, in actuality wood-grained asbestos shingles were used. Most of the other variables, however, are remarkably similar.

This building is of frame construction and is two stories high resting on a high block foundation. The roof is hipped with large eye-lid vents. The exterior appearance is characterized by the variegated wood-grained asbestos shingles and the beveled formstone foundation blocks. The building is a duplex dwelling that is a total of four bays in width and an equivalent six bays in length. A wooden watertable surrounds the building, as does copper spouting.

The main facade faces Pennsylvania Ave. and is oriented to the South. Each unit of the building has its own entrance reached by a 5'9" x 12'4" porch covered by a portico. Each porch was reached by four steps and constructed of the same blocks as the foundation (altered Winter 1977-78).

The roof is made of grey slate, there are plain wire snow guards and on each facade there are large eye-lid vents with louvres. The south facade, like the others, contains regularly spaced 6/1 wide sash windows.

The east and west sides are identical. Fenestration is consistent in that the placement is regular but the size varies. There are three equally placed pairs of 6/1 windows with smaller 4/1 interspersed between them. Much of the glass is wavy and specked. (original plan calls for four pairs of 6/1 on the "left side.")

South of center each side contains entrances to the second story. These stairs are located within the building but are reached by enclosed exterior entranceways that are characterized by wooden pilasters, parapits and the same shingle and blocks as the front porticos.

The north facade contains a two story gallery that is original. The facade is bisected by a centrally located exterior flue chimney which has been stuccoed. Doors occupy the interior bays and very wide 8/1 sash windows occupy the outer bays. (48" x 36").

On the first level the southern half of the porch is enclosed with the same materials as the rest of the building. This area is perceived to have been a pantry area.

The upper level of the porch is reached by a centrally located wooden stairs which consists of a single flight (8 steps) that breaks at a landing into 90° forks. The upper portion is paneled with vertical tongue-and-groove.

Interior

There is a full basement (8 1/2') finished with concrete and block. The present owner has removed partitions which he believes to have been erected to suit the needs of the optometrist who lived here. Three-light casement windows

**CONTINUE ON SEPARATE SHEET IF NECESSARY**

light this area, three on each side wall.

Each half of the building is divided into four rooms per floor that are connected by a longitudinally oriented side hall.

Both floors have been converted into offices and there have been at least two renovations. It was noticed in the upper story of the west half of the building that there are built-in linen cupboards in the hall (drawers and shelves). Plain  $4\frac{1}{2}$ " mouldings surround the doors and windows and there is a strip of half round chair rail type moulding 4" below the ceiling.

The bathroom contains some original fixtures and is trimmed with ceramic tiles that rise to a chair rail which is 48" above the floor.

Although it could not be determined what the original interior was like on the first level the original blueprints offer a design to the buyer that provides such details as enclosed bookshelf dividers, built-in mirrors with beveled glass, built-in kitchen cabinets and a fireplace with a tile surround and wooden mantle supported by truncated doric columns.

**8 SIGNIFICANCE**

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1925

BUILDER/ARCHITECT Pacific Ready-Cut Homes Inc.

STATEMENT OF SIGNIFICANCE

Los Angeles, California

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**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

See Attachment

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

WAYNE L. NIELD, II  
HISTORIC TOWSON, INC.

ORGANIZATION

DATE

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

## TITLE SEARCH FOR # 24 W. PENNSYLVANIA AVE.

Liber 2225, Folio 227 December 1952  
Grantor: Annarose C. Sleeth  
Grantee: Frank A. Persohn, Jr.

"Beginning...outlines of the same on the north side of Pennsylvania Ave. of Towson at a stake 80' westerly from a stone marking the southwest corner of lot of ground leased by Washington Towson & wife to J. H. Longnecker...north and for a line of division at right angles with Pennsylvania Ave. 150' to south side of an alley 20' wide... 60' to place of beginning."

Liber 2225, Folio 225 December 18, 1952  
Grantor: Frank A. Persohn, Jr. & wife  
Grantee: Annarose C. Sleeth

Liber 1606, Folio 394 October 1, 1947  
Grantor: E. June Shock  
Grantee: Frank A. Persohn

Liber 1606, Folio 393 October 1, 1947  
Grantor: Frank A. Persohn & wife  
Grantee: E. June Shock

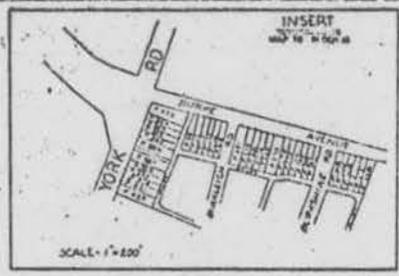
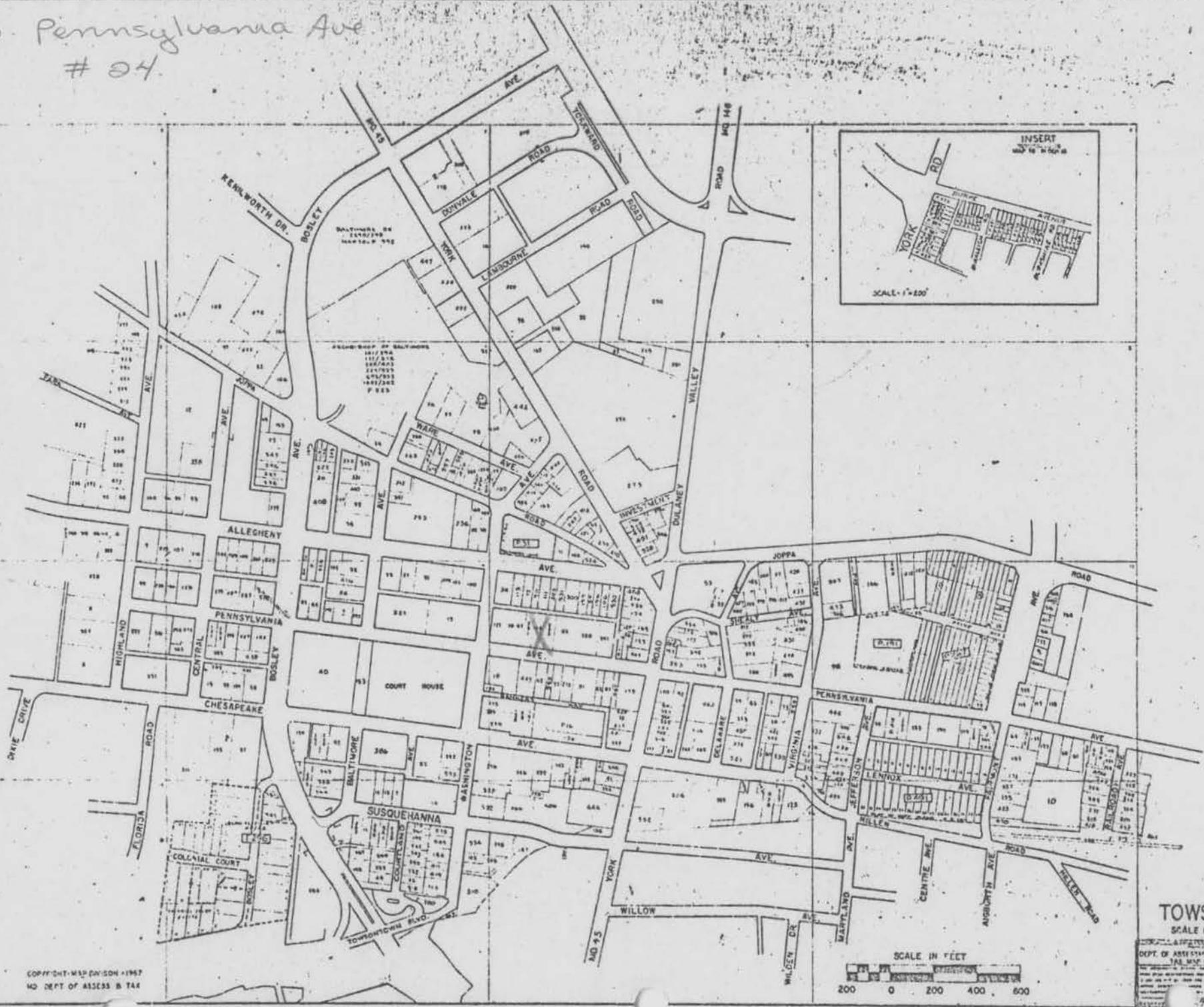
Liber 614, Folio 277 May 12, 1925  
Grantor: Nora J. Bruff & husband Thomas  
Grantee: Frank A. Persohn

Liber 585, Folio 312 November 8, 1923  
Grantor: H. Courtenay Jenifer, Trustee  
Grantee: Nora J. Bruff

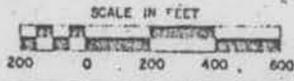
Liber 165, Folio 399 July 27, 1887  
Grantor: R. Edwin Hook & wife  
Grantee: Thomas C. Bruff

BA-1444

w. Pennsylvania Ave  
# 04



COPYRIGHT-MAP DIVISION-1967  
MD DEPT. OF ASSESS & TAX



TOWSON  
SCALE 1" = 200'

DEPT. OF ASSESSMENT & TAXATION  
TAX MAP DIVISION

MAP NO  
70A



24 W. PENN. AVE.

TET

TOWN & COUNTRY TRAVEL & TOURING CO.

FOR LEASE

Davis Wies

COMMERCIAL REALTOR

752-8484

TET TOWN & COUNTRY TRAVEL & TOURING CO.

BA-1444

PRE-FAB DUPLEX  
24 W. PENNA. AVE.  
DETAIL  
S. FACADE

PRE-ALTERATION PHOTO  
PROVIDED BY OWNER



BA-1444

PRE-FAB DUPLEX  
24 W. PENNA. AVE.  
S.E. CORNER

PRE-ALTERATION PHOTO  
PROVIDED BY OWNER



TOWN & COUNTRY TRAVEL

24 HOURS

foto finishers, inc.

SHOOT, DRY, COLOR, PRINT, FILM DEVELOPING

SHOOT DURING HOURS  
↓

SHOOT DURING HOURS  
↓

BA-1444

Pre-fab Duplex  
#24 W. PENNA. Ave  
S.E. CORNER

W. Nield  
Sum-78



BA-1444

PRE-FAB DUPLEX  
24 W. PENNA. AVE.  
S. FACADE

PRE-ALTERATION PHOTO  
PROVIDED BY OWNER



BA-1444

Pre-fab Duplex  
# 24 W. Pennst.  
N.

W. NIELT  
Sum-78



SOLD  
Music

24 W PEARL AV  
TOWN & COUNTRY TRAVEL

MUSIC

BA-1444

PRE-FAB DUPLEX  
24 W. PENNA. AVE.  
DETAIL  
S. FACADE

PRE-ALTERATION PHOTO  
PROVIDED BY OWNER



BA-1444

PRE-FAB DUPLEX  
24 W. PENNA. AVE  
DETAIL  
S. FACADE

PRE-ALTERATION PHOTO  
PROVIDED BY OWNER