

The Parlor



The Parlor

ARTIST STUDIOS, OFFICES & RESTAURANT

the History

108 W. North Avenue was built as a grand single-family residence in 1878 when North Avenue was known as Boundary Avenue. This wide boulevard served as the northern boundary of the City of Baltimore until 1889. In the earliest years of development, large houses and institutions were built on what was the outskirts of town, but as the city quickly grew, development shifted to commercial establishments including anchors such as the Parkway Theater and North Avenue Market. The principal resident of 108 W. North was Samuel Hyde, a corn packer.

After Hyde's death, the property was sold to Stewart & Mowen, funeral directors with two existing locations in Baltimore. After purchasing 108 W. North Avenue in 1914, Stewart & Mowen converted the building to house an undertaking establishment on the first floor and apartments on the upper levels. They also extended the rear of the building to cover the entirety of the lot, erecting a brick garage that was used for hearse parking and processing bodies.

After Stewart & Mowen ceased operations in 1984, 108 W. North continued to serve the community as a funeral parlor until 2021, most recently as the Ronald Taylor II Funeral Home. It is not possible to fully imagine the grief, celebration of life, and healing that occurred within these walls during its 100+ year history as a funeral home.

The building was added to the National Register of Historic Places in 2002 as a contributing structure to Baltimore's North Central Historic District.

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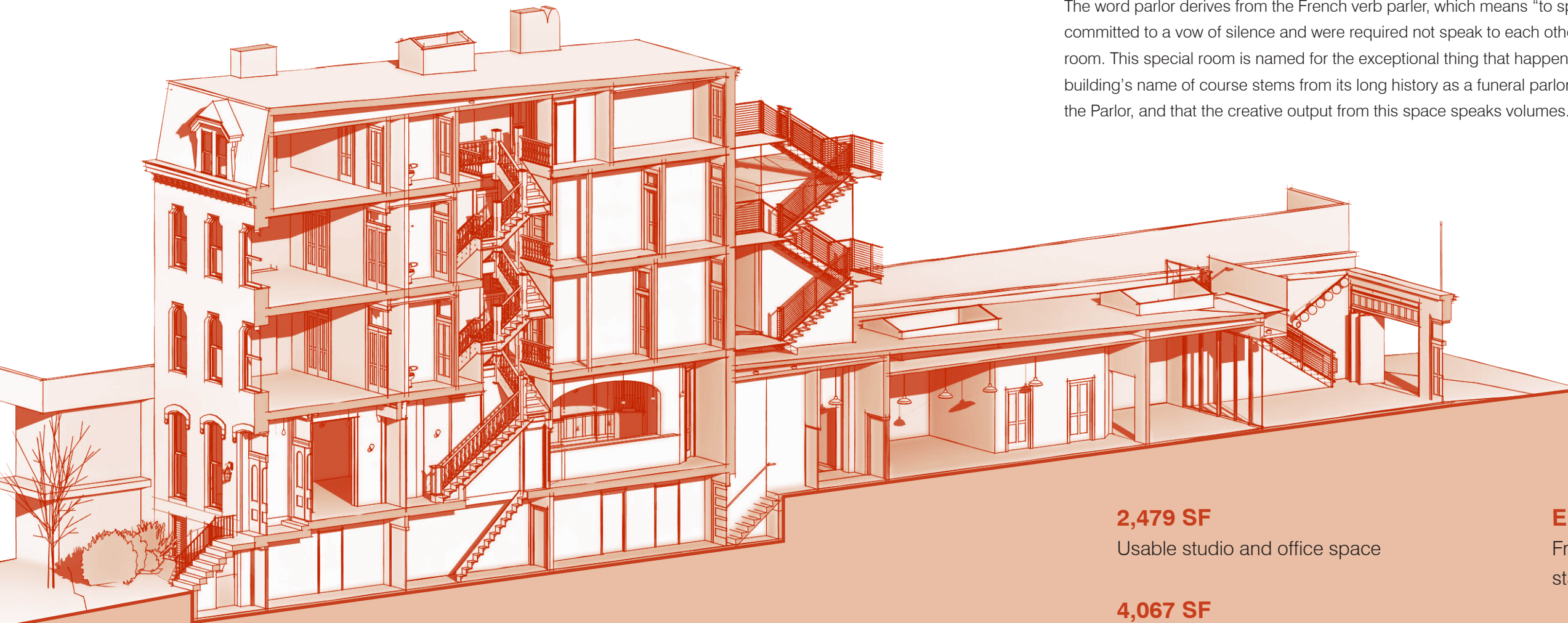
Floor Plans



the Vision

The Parlor at 108 W. North Avenue will be repurposed as artist studios, creative office space, and a restaurant/bar. The goals are simple: Enhance North Avenue, activate Graffiti Alley, and provide creative workspace in the heart of the Station North Arts District. We are currently seeking tenants so the building can be designed with your needs in mind, and so the Parlor can reflect your vision as well as ours. Space will be available for occupancy in late 2023.

The word parlor derives from the French verb parler, which means "to speak." In the Middle Ages, a French religious order committed to a vow of silence and were required not speak to each other or anyone else except when they were in a special room. This special room is named for the exceptional thing that happens in it: parl eure, a derivative of the verb parler. This building's name of course stems from its long history as a funeral parlor. Nevertheless, we hope exceptional things happen at the Parlor, and that the creative output from this space speaks volumes.



2,479 SF

Usable studio and office space

4,067 SF

Usable restaurant space

Elegant Historic Details

From high ceilings and crown molding to stained glass and transom windows.

Available 2023



The Restaurant

We envision a restaurant, bar, and/or café occupying the 1st floor of the Parlor and its attached garage, with entrances from North Avenue on the south side of the building and W. 19 ½ Street on the north side. The 1st floor is elegant and peaceful while the attached garage is edgy and raw, allowing an operator to have at least two distinct concepts (potentially operating at different hours) in the same, 3,000 square foot space. The building's history and relics from its prior use provide limitless inspiration for the menu, décor, and events programming.

The 1st floor has three main rooms, or parlors, demised with pocket doors that can join or separate each space. The wide sidewalk of North Avenue facilitates outdoor dining, and the building's grand entry hall gives customers a place to wait to be seated.

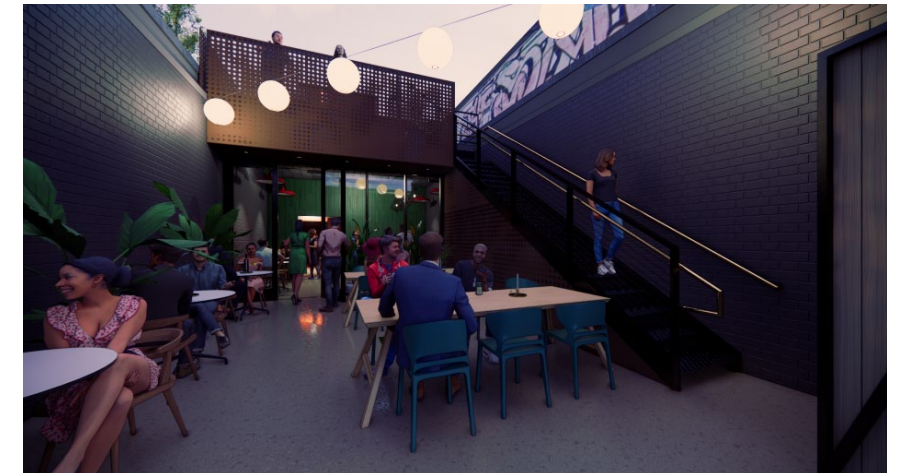
At the entrance from 19 ½ Street, a courtyard will be created to provide additional outdoor seating. The attached garage has large historic skylights, exposed brick walls, and unique features such as a wooden lift. This space can house the restrooms and primary kitchen in addition to a bar and/or restaurant seating that taps into the energy of Graffiti Alley.



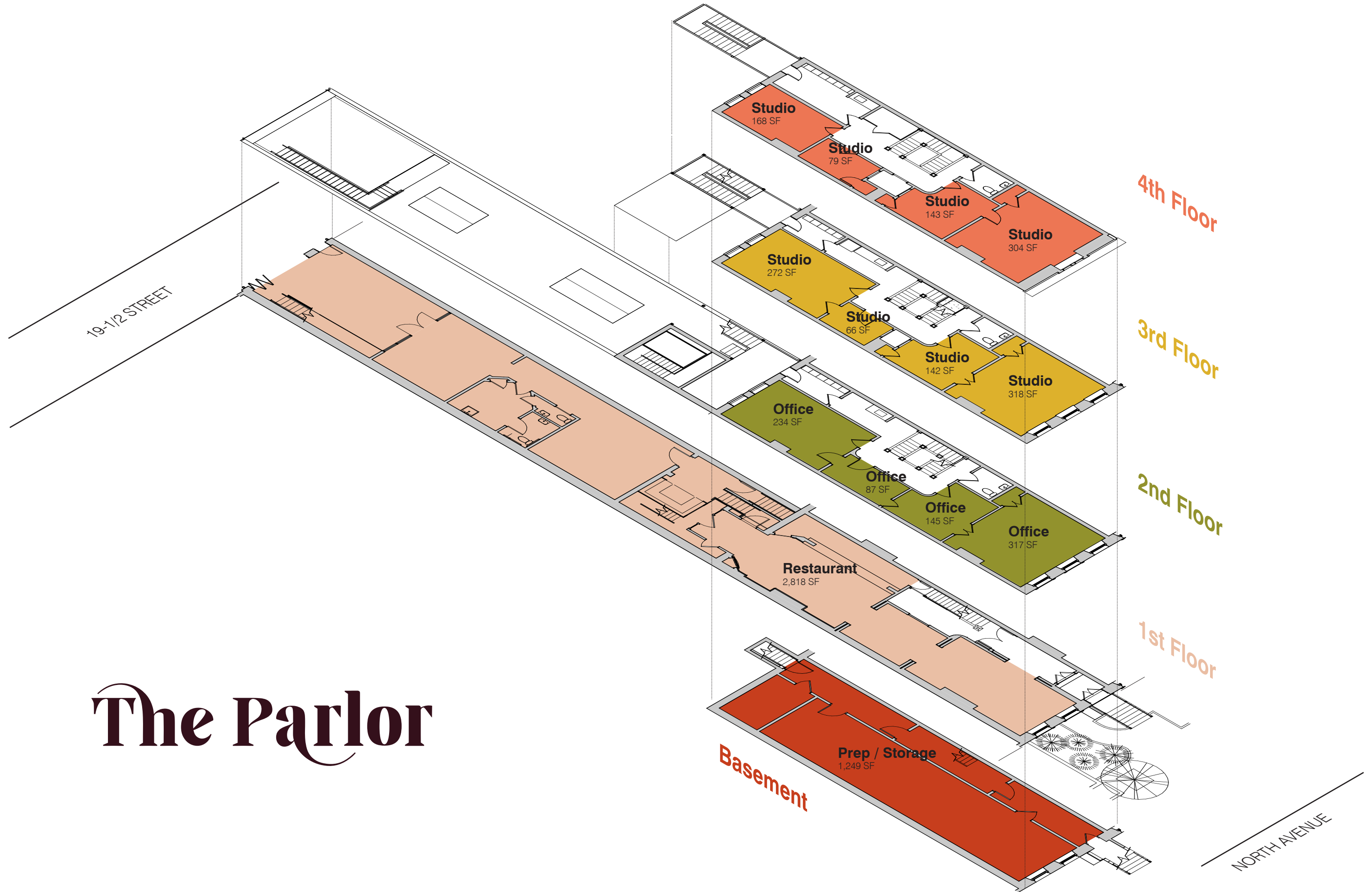
4,067 SF
of leasable restaurant space

Two distinct concepts
to maximize potential

11FT – 12FT
ceiling heights



The Parlor





The Studios

The three upper floors are accessed from North Avenue via a grand staircase. Each floor is approximately 1,350 square feet and can be leased in its entirety or by the room, which range in size from 66 to 460 square feet. This space offers hardwood floors, large windows, natural light in every room, high ceilings and architectural details. Many of the studios have high ceilings and interesting views of Midtown or Old Goucher/Koreatown. Shared amenities include bathrooms, a kitchenette, and a large utility sink.



60 – 80 SF

Small Studios

To be used as auxiliary space to another studio, or for an artist just starting out.

140 – 275 SF

Mid-level Studios

Perfect for solo artists of all types.

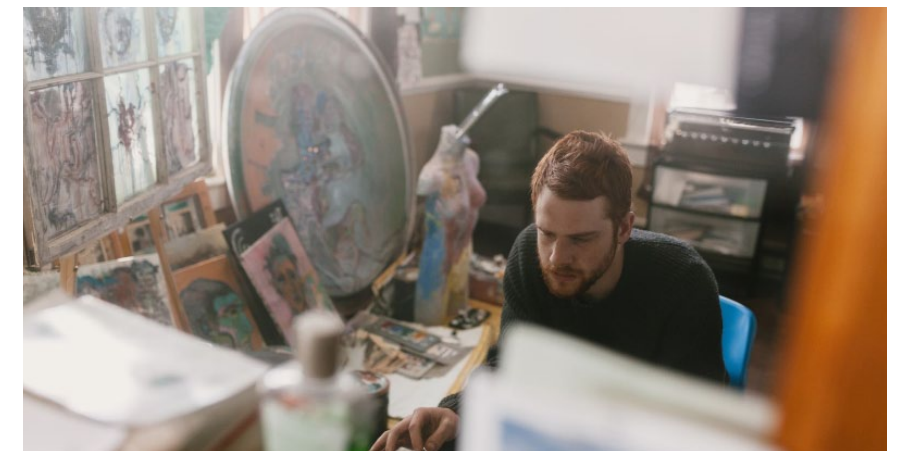
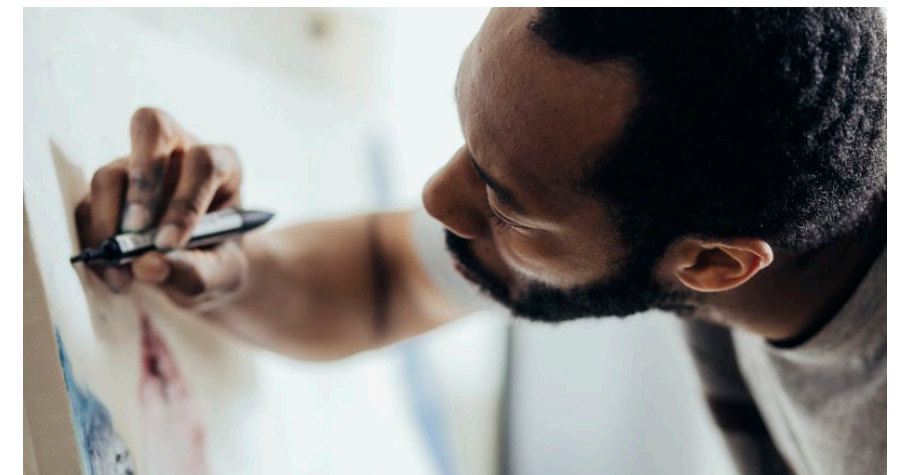
300 SF +

Large Studios

Overlooking North Avenue with a view of downtown

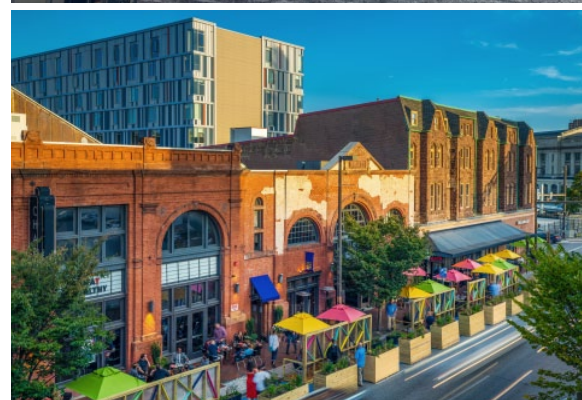
8FT – 10FT

ceiling heights



the Neighborhood

The Parlor is in the Station North Arts District and Charles North, one of the most socioeconomically and racially diverse areas of Baltimore City and hands down our favorite neighborhood. We hope the activation of the Parlor's north side will help link Old Goucher and Koreatown to North Avenue and the fun stuff along Maryland Avenue. This area has numerous bars, restaurants, and theaters along with shops that sell vinyl, artist supplies, and art books. The ongoing redevelopment of Penn Station and the planned redevelopment of North Avenue Market will provide additional amenities and entertainment venues. Events such as Artscape, the Station North Holiday Market, and Charles Street Promenade, just to name a few, keep Central Baltimore buzzing with activity throughout the day.



15-20 minute walk

to R House, Charmingtons and Greater Remington

5 minute walk

to Fadensonnen, Church Bar and Dutch Courage

5-10 minute walk

to Lightrail & Penn Station

5-10 minute walk

to Station North Theaters and Restaurants

15-20 minute walk

to Mount Vernon







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