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Commercial Real Estate

Historic complex near Little Italy hits the market for \$5.4M



The former Fava Building is part of two-building complex that recently hit the market near Little Italy.

MELODY SIMMONS/BBJ



By [Melody Simmons](#) – Senior Reporter, Baltimore Business Journal
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A historic event venue and boutique inn steps from Little Italy has hit the market for \$5.49 million.

1840s Plaza was listed last week by Harrington Commercial Real Estate. The property is located off the Fallsway near the Reginald F. Lewis Museum of Maryland African American History & Culture and spans two addresses: the former Fava Building at 29 S. Front St. and 50 Albemarle St., the former Baltimore City Life Museums building that today holds a boutique bed and breakfast named 1840s Carrollton Inn.

The properties are listed on LoopNet, an online real estate site, and will be sold with all furnishings, furniture and equipment.

State records show the property is owned by 1840s Corp., an entity of a local group [that also owns Gramercy Mansion and Grey Rock Mansion](#), both entertainment and wedding venues in Greater Baltimore. Anne Pomykala, who owns those properties with her husband Ronald, said on Monday the couple is only selling the 1840s Plaza.

"I am 85 and my husband is 90 and it's time for us to get rid of something so our children don't have a lot to deal with when we pass away," she told the Baltimore Business Journal. "We put a lot of effort and a lot of good things into it, but we have to get rid of some of the properties because we're aging."

The Pomykalas paid \$596,000 for the site in 2003, state records show. They then shelled out thousands to create the entertainment space and convert the former museums into the 13-room bed and breakfast with unique rooms tied to the legacy of Charles Carroll of Carrollton, a signer of the Declaration of Independence. Rooms cost up to \$200 a night.

Carroll's "winter mansion" is located next door and is owned by the city. The red-brick structure dates back to the late 18th century when Maryland was one of the colonies and the Inner Harbor was undeveloped.

"The 1840's Plaza is accessed through a gatehouse and is surrounded by a gated, brick courtyard with a beautifully landscaped garden that provides access to both properties along with the historic Carroll Mansion," according to a description of the site.

The Front Street building once held the Baltimore City Life Museums that was filled with artifacts and funky figurines salvaged from sites across the city's landscape. Today, it is a popular event venue with a commercial kitchen and three floors of entertainment space. A small church leases one floor for its services, Pomykala said. The space also has a 2,148-square-foot warehouse.

"This property is a gem that sits right at the bottom of the Jones Falls at the front door to downtown," Harrington said, on Monday. "It's really a place-making opportunity for the right buyer with the mix of buildings, location adjacent to downtown and the development to the south with Harbor East and Harbor Point."

Both properties total about 52,000 square feet.

1840s Plaza is the latest entertainment and hotel site in the city to seek new ownership. Over the past several years, many of Baltimore's hospitality and event spaces have

changed hands through foreclosures, auctions or sales. Some have been converted into multi-family developments.

Two former hotel towers – the Radisson Hotel Baltimore Downtown-Inner Harbor and Holiday Inn Baltimore-Inner Harbor – are being converted into 708 new apartment units by Vivo Investments. Earlier this month, The Grand, a historic and ornate event space at 225 N. Charles St., also hit the market.