

**Historic St. Mary's City
The Inn at Brome Howard
18281 Rosecroft Road
St. Mary's City, MD 20686**

Re: Request for Information (RFI) - Highest and Best Use Recommendations for the Inn at Brome Howard.

Dear RFI Respondent,

On behalf of Historic St. Mary's City Commission, we are reaching out to gather recommendations regarding the highest and best use of the Inn at Brome Howard. Situated on a scenic 4.5-acre waterfront property at 18281 Rosecroft Road, and within the grounds of the Historic St. Mary's City Museum in St. Mary's City, Maryland, this location holds great significance and potential.

The Property is currently operating as the Inn at Brome Howard. The Premises contains spacious front and back porches, a foyer entry way, dining room, large kitchen, lower level 2-bedroom apartment, five (5) bedrooms that contain three (3) private full baths and one (1) shared full bath on the second and third floors. The waterfront Premises sits on 4.5 acres of open fields. Respondents to this RFI shall provide information about their thoughts on the highest and best use for the Premises, and their ability to operate the Premises with the recommendations that the respondent has set forth in their response.

Understanding the importance of preserving historical landmarks and cultural heritage, we are keen to explore opportunities that align with the rich legacy of Historic St. Mary's City. Hence, we kindly request your expertise and insight on the following:

1. **Historical Significance:** The RFI shall include an overview of the historical importance and cultural significance of the Inn at Brome Howard, specifically in relation to the wider historical context of St. Mary's City.
2. **Current Condition and Preservation Efforts:** Inspect and provide an assessment on the present condition of the Inn at Brome Howard. We are available to offer tours of the Premises and the Property.
3. **Zoning and Land Use Restrictions:** Confirm that the current zoning designation for the property is being adhered to in your RFI recommendation(s).
4. **Recommendations:** Based on your expertise, knowledge, and familiarity with the property, what are your recommendations in exploring potential adaptive reuse ideas, innovative concepts, and strategic partnerships that would maximize the property's historical value and community impact?

5. Feasibility and Development Opportunities: What potential development or partnership opportunities exist for organizations or stakeholders interested in restoring and repurposing the Inn at Brome Howard? We would greatly appreciate any information on the feasibility, costs, regulatory considerations, and estimated timelines associated with such endeavors.

To assist you with your RFI response, below are some of the recommendations and creative thoughts that have been previously presented to the Historic St. Mary's City Commission for the Inn at Brome Howard.:

1. Short-term Rental: By listing the property on short-term vacation rental platforms like VRBO or AirBNB, you can attract tourists and visitors who would like to experience a waterfront property in a historical setting.

2. Catering Service: Offering catering services could attract individuals or groups looking to host events or special occasions on the property. This could include weddings, corporate events, parties, and other gatherings.

3. Day Care Facility: Converting the Inn into a daycare facility could provide a valuable service to the local community, particularly for working parents who require reliable childcare options.

4. Wedding Venue: Positioning the Inn as a dedicated wedding venue could cater to couples looking for a picturesque location to celebrate their special day. This option could include providing wedding planning services, on-site catering, and a stunning backdrop for ceremonies and receptions.

5. Full-Service Bed and Breakfast: Transforming the Inn into a full-service bed and breakfast with five bedrooms, a full kitchen, and dining facilities would attract guests seeking a unique and historical lodging experience. This option would require staffing, hospitality services, and marketing efforts to promote the establishment.

6. Museum Exhibit: Incorporating a museum exhibit within the Inn's premises would allow visitors to explore and learn about the historical significance of the property and its connection to St. Mary's City. This option could provide educational and interactive experiences for guests.

7. Events Venue: Repurposing the Inn as an events venue could accommodate a wide range of functions, such as conferences, workshops, cultural events, and community gatherings. This would require versatile spaces and facility management suitable for various event types.

These options showcase diverse ways in which the Inn at Brome Howard could be utilized to attract visitors, provide services, and contribute to the community and historical preservation. Each option has its own unique requirements, considerations, and potential audience.

When presenting your RFI response, it may also be helpful to consider factors such as market demand, feasibility, financial sustainability, and any regulatory requirements or restrictions that may exist in the area.

We kindly request that you share any pertinent information, reports, or resources that can aid us in understanding the potential highest and best use of the Inn at Brome Howard. As we embark on this venture, collaboration and knowledge-sharing are key to its success.

Thank you for considering our request. Your contribution to the preservation and advancement of the historical legacy of Historic St. Mary's City is greatly valued. Should you require any further clarification or possess any additional insights that may benefit our endeavor, please do not hesitate to reach out.

We look forward to your prompt response. All responses are due to Historic St. Mary's City by November 8, 2023, and may be emailed or mailed. If using email please send your response to peter.carroccio@maryland.gov, if you are mailing your response, please send it to HSMCC, PO Box 39, St. Mary's City, MD 20686.e

Sincerely,

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