

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Rolando-Thom House for Bolton Hill Nursery		
2. Senate Sponsor	3. House Sponsor	
Hayes	Amprey	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$50,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Rolando-Thom House		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Gretchen LeGrand		443-710-5479
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Founded in 1969, Bolton Hill Nursery School (BHN) grew out of a cooperative formed in the 1950s through Brown Memorial Church to meet local needs for childcare. Over the decades, BHN evolved into an independent, non-religious nonprofit program known for its nurturing, play-based approach to early childhood education. Our mission is to foster a play-based nursery school and childcare program that nurtures empathetic, creative, and inquisitive children. BHN serves approximately 75 children ages 2-5 each year, drawing from Bolton Hill, Reservoir Hill, Madison Park, Mt. Vernon, and Charles Village. Our historic facility, the Rolando-Thom House, offers children a unique environment where play, history, and imagination come together. Families are deeply involved as volunteers, board members, and donors, strengthening the school's sense of community and sustainability.</p>		

11. Description and Purpose of Project (Limit length to visible area)

BHN seeks \$50,000 from the LBI to support roof replacement and exterior preservation of the Rolando-Thom House (c. 1848), as part of a \$500,000 capital improvement project. The Rolando-Thom House, a Gothic Revival cottage, was one of the first three houses to be constructed in what would become the neighborhood of Bolton Hill. It was designed and built before 1848 by Robert Cary Long, Jr., Baltimore's first professionally-trained native-born architect. In the 1930s, the house was donated to Family & Children's Services of Central Maryland to provide social services, including adoption and foster care, to families in the Baltimore area. It was acquired in 2012 and now houses Bolton Hill Nursery School, continuing a nearly century-long legacy of supporting children and families. Its long-standing role as a place of care and learning makes its preservation deeply meaningful for both the neighborhood and the city.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	
Design	
Construction	\$400,000
Equipment	\$100,000
Total	\$500,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

Middendorf Foundation Capital Grant	\$50,000
France Merrick Foundation Capital Grant	\$50,000
Baltimore Heritage Area Capital Grant	\$20,000
Maryland Heritage Capital Grant	\$100,000
Maryland Historic Trust Capital Grant	\$100,000
Good Use Grant	\$40,000
Individual Donations	\$90,000
Legislative Bond Initiative	\$50,000
Total	\$500,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
		TBD	TBD
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
90000.00	100	150	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Bolton Hill Nursery INC 204 W. Lanvale St. Baltimore, MD 21217			
20. Legislative District in Which Project is Located	40 - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:		Has An Appraisal Been Done?	Yes/No
Phone:			
Address:		If Yes, List Appraisal Dates and Value	

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
25	27	1200000.00	1300000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	4000		
Space to be Renovated GSF	4000		
New GSF	4000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

1848

28. Comments

Needs Statement:

After decades of use, the house requires critical investment. The tin roof is at the end of its life and requires a full replacement; the aging HVAC system no longer regulates temperature efficiently; and exterior deterioration threatens the building's integrity. Addressing these issues now will prevent more costly future repairs, reduce operating expenses, and preserve a key part of Baltimore's architectural and educational heritage. This restoration will preserve the building's historic character while creating a healthier and more sustainable environment for children and staff. It is a project that unites education, preservation, and community pride.

Community and Beneficiaries:

BHN serves approximately 75 children and their families annually, representing diverse backgrounds and neighborhoods across central Baltimore. Our program strengthens not only children's cognitive and emotional development but also family connections through volunteer opportunities and shared community traditions. The school is an anchor institution in Bolton Hill, participating in neighborhood events such as Festival on the Hill, supporting local greening efforts, and maintaining strong partnerships with the Bolton Hill Community Association and the Bolton Hill Garden Club.

Sustainability and Anticipated Outcomes:

The capital project supports both physical and programmatic sustainability. Physically, it will extend the Rolando-Thom House's lifespan by 50 years or more, improve energy efficiency, and reduce annual maintenance costs. Environmentally, BHN will use recyclable roofing materials, low-VOC paints, efficient HVAC systems, and water-saving fixtures, meeting or exceeding Baltimore City Green Building Standards.

Programmatically, this investment strengthens BHN's long-term sustainability and positions the school to expand access. We are working toward achieving a Maryland EXCELS quality rating of Level 3, which will allow us to apply for the Maryland Pre-K Expansion Grant. This milestone will enable BHN to offer high-quality, affordable Pre-K to more four-year-olds and their families, furthering equity and opportunity in early childhood education.

Anticipated outcomes include: (1) a watertight, restored roof and modern HVAC ensuring uninterrupted operations; (2) improved air quality and comfort for children and staff; (3) 15-20% reduction in energy costs; and (4) preservation of one of Baltimore's oldest residences as a vibrant center for learning and community life.