

**REQUEST FOR QUALIFICATIONS TO IMPROVE, OCCUPY AND PRESERVE  
THE JOHN DEAN GALLUP HOUSE**

The Town of North Stonington seeks to find a qualified candidate to participate in a multi-year project to bring the Hewitt Farm's historic farmhouse back to life.

**1. Background**

In 2008, the Mystic Seaport sold the 104-acre Hewitt Farm property located on Rte. 2, to the Town of North Stonington. Thanks to volunteers and town support, considerable work has been done on this beautiful property over the past 11 years.

The John Dean Gallup house, located on the property, is a significant eighteenth century house listed on the Connecticut State Register of Historic Places, and an important part of our Town's history. It is a fine example of an early center chimney cape style house, thought to have been built in 1732. It is a low, broad, one and one half-story post and beam frame building with a moderately steep pitched, gabled roof. It has a large central chimney holding three stone hearths and a bake oven. The house has been modified slightly over the years including additions, but the north-facing keeping room and the two south-facing best rooms have been kept mostly as they were in the early days.

When the property was purchased from Mystic Seaport in 2008, the house was being rented to a family connected to the Seaport. In the summer of 2018, the Town made the decision not to renew the lease. As of December 2018 the house has been vacant, so that the Town can proceed with the much needed improvements. There is also a farm building in good condition that is adjacent to the house; this will likely become a future project.

**2. Purpose**

The Board of Selectmen and the Hewitt Farm Committee have determined that the Gallup farm house will require a multi-year plan to preserve and rehabilitate the house, so that it may eventually be opened to the public for viewing and/or special events.

The Town seeks a qualified candidate who has proven experience repairing and rehabilitating historic buildings and would be interested in living in the house while working to restore, preserve and improve the house. The candidate's living space will include the second floor of the house and the kitchen located on the first floor.

The candidate will work with the Town to determine the terms of the rental agreement. The amount of rent to be paid to the Town will be negotiated prior to the start of the lease period and the signing of any agreements. The rental amount will consider the expected labor cost to complete the renovations in any given year. The amount may be renegotiated annually to reflect annual plans submitted. Heat, electricity and any other utility will be paid by the candidate.

**3. Requirements and Selection Process**

1. This RFQ has been posted on the North Stonington Town website on Wednesday, November 6<sup>th</sup>, 2019. A mandatory site-walk/walk-through of the building will take place on Thursday, November 14<sup>th</sup>, 2019 at 3pm
2. Any questions that candidates have must be received in writing by November 18<sup>th</sup>. This is acceptable by email to [cdias@northstoningtonct.gov](mailto:cdias@northstoningtonct.gov) or by mail to North Stonington Town Hall, 40 Main Street, North Stonington, CT 06359, Attention: Christine Dias.

3. Candidates shall provide a proposal by Monday, November 25<sup>th</sup> at 3pm in Town Hall. The proposal should be based on the walk-through and information provided to repair and renovate the designated living area of the structure (for the candidate) to be completed first. An estimated timeline should be included by the candidate. The candidate must provide information regarding any equipment to be used.

***[Please note: Other approaches for the beginning of the project may be suggested by candidates; if included, they will be considered.]***

4. Candidates shall submit information/references demonstrating their relevant experience with respect to this project. Candidates must provide copies of appropriate home improvement, trade licenses and insurance certificates. .
5. Initial selection will be based on relevant experience and capacity to complete the renovations in a reasonable amount of time.
6. The selection committee will be comprised of two Hewitt Farm Committee members and a North Stonington Historical Society representative. The selection committee may select the top three candidates to interview.
7. The selected Candidate must live in the house.

#### **4. General Agreement Terms**

Once the candidate is chosen, formal rehabilitation/repair plans will be completed, reviewed and finalized for the first year of work on the house.

The Town will appoint members to a Project Oversight Committee to work with the candidate on plans and construction, schedules, and reimbursement. All material purchases must be approved in advance, and invoices submitted for reimbursement shall be paid monthly by the Town. Initially, this Committee and the chosen candidate will meet monthly (more if needed) to review progress and identify any issues and concerns.

The duration of the agreement will be one year with an annual review to summarize and determine if planned work and specific deliverables were met. If all is acceptable to the Project Oversight Committee, the agreement will renew for another year.

The Town of North Stonington, CT reserves the right to accept or reject any or all of the proposals in the best interest of North Stonington.

Additional information about the history of the building is included.



## the John Dean Gallup house

Connecticut State Historic Register

built in 1732

The house was built by the Gallup family and is an important part of North Stonington's history. John Gallup, patriarch of the family, arrived at Plymouth Colony in 1630. It is likely that Nathaniel Gallup the 2<sup>nd</sup> built this house a 100 years after John Gallup emigrated from Mosterton, England. The house is named after John Dean Gallup, the grandson of Nathaniel. John Dean Gallup was born in the house in 1787 and died in this house in 1871. He was a hero of the battle of Stonington Point during the War of 1812.