

**REQUEST FOR PROPOSALS TO RENT AND UPKEEP
THE JOHN DEAN GALLUP HOUSE**

The Town of North Stonington seeks to find a qualified candidate to rent and preserve the historic John Dean Gallup House located at the Hewitt Farm.

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 12 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, believed 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 Town purchased the property 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 this lease in order to complete some interior renovations. The Gallup house interior has been repainted and minor repairs have been done. An exterior cleanup has been started around the house.

There is also a farm building in good condition that is adjacent to the house. A respondent may include the barn in the proposal or may decide to not do so.

2. Purpose

The Town is seeking proposals for a lease that demonstrates a potential use of the property that preserves the historical character of the house and is sensitive to the Hewitt Farm property as a whole. A residential caretaker may be a component of the proposal, but it is not required. The property is located within a Residential Zoning District and some proposed uses might require further review and approval by the applicable Land Use Departments.

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. Candidates are asked to include a proposed rent amount in their submission. Heat, electricity and any other utility will be paid by the candidate.

3. Requirements and Selection Process

1. This RFP has been posted on the North Stonington Town website on Wednesday, May 13, 2020. Dimensions, and a video of the interior of the property and space will be posted along with the RFP.
2. Any questions that candidates have must be received in writing by May 22. This is acceptable by email to 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, June 1 at 3pm in Town Hall. The proposal must include the monthly rental amount, use of the property, and plan for preservation and

upkeep. A proposal form is attached to the RFP for candidates. Proposals must be submitted in a sealed envelope clearly labeled: Rent and Upkeep of the John Dean Gallup House. Proposals may be left in the drop box at Town Hall prior to this date and time.

4. The Town of North Stonington reserves the right to reject any and all bids that are not in the best interest of the Town. All bids must be valid for at least 90 days.
5. The selection committee will be comprised of members of the Hewitt Farm Committee, North Stonington Historical Society, and Board of Selectmen. The selection committee may select the top three candidates to interview. The committee may also choose to make a selection without an interview based on proposals.

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 2nd 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.



Town of North Stonington

Proposal Form

Rent and Upkeep of the John Dean Gallup House located at Hewitt Farm

Monthly rental amount _____

Proposed use of building _____

Plan for preservation and upkeep _____

Proposer Name and Address: _____

Signature of Proposer: _____

Printed Name: _____

Date: _____

Candidates can submit additional documents with this form.

Proposals must be submitted using this form and submitted in a sealed envelope clearly labeled:
Rent and Upkeep of the John Dean Gallup House