

REQUEST FOR PROPOSALS

RESIDENT CURATORSHIP: LUMS MILL HOUSE

Lums Pond State Park

Introduction

The Delaware Division of Parks and Recreation is seeking proposals from individuals, couples or groups interested in entering into a resident curatorship agreement for the rehabilitation of the historic Lums Mill House, located on the north side of Route 71 in Lums Pond State Park, as a residence. Lums Mill House has also been known, erroneously, as Davies House. The house is listed on the National Register of Historic Places as one of a very few remaining houses in Delaware dating from the early 18th century. A resident curatorship is a public-private partnership in which private individuals or couples donate their time and money to rehabilitate or restore historic buildings on State property and maintain them in good condition in exchange for long term rent-free use as a residence for their lifetime. The State of Maryland has operated a similar program for more than 20 years, preserving as many as 40 buildings (for information on Maryland's program, see their website at www.dnr.state.md.us/publiclands/curatorship.html).

The successful applicant for this resident curatorship will have the opportunity to live, rent-free, in one of Delaware's oldest homes in a rural setting buffered from encroaching development by publicly owned land that will never be developed for housing. The curator will also have the joy of creating his/her dream home without expending most of his/her resources simply to acquire the property. Finally, the curator will have the satisfaction of contributing to the preservation of Delaware's history.

How to Apply

Anyone interested in participating in this innovative program should submit a proposal to the Delaware Division of Parks and Recreation. This proposal must include the following elements:

1. A detailed task by task breakdown of the proposed preservation, restoration, rehabilitation and renovation including the retention of the significant elements including, but not restricted to those defined in this request for proposals.
2. A detailed restoration work plan and cost estimate for completing the preservation, restoration, rehabilitation, and renovation of the curatorship structure within a five (5) year period. The work plan

must show a task by task schedule for completing the work. The work plan must indicate which elements will be undertaken by the applicant(s) and which will be undertaken by a contractor. The work plan must also provide for the completion of an historic structure report recording evidence of the building's original appearance and the effects of later alterations before work begins.

3. A resume(s) outlining the experience of the curator(s) and/or their contractor(s) in completing one or more successful historic preservation rehabilitation or restoration projects, or other related experience.
4. A financial disclosure statement demonstrating the financial ability of the applicant(s) to complete the five-year work plan.
5. A copy of the applicant's federal and state income tax returns for the previous three years.
6. A completed background investigation form from each applicant authorizing the Division to conduct a background investigation on the applicant(s).

Background

Lums Pond State Park is a 2100 acre park located in southern New Castle County, just north of the Summit Bridge over the Chesapeake and Delaware Canal. The rural setting of this park, with its 200 acre pond, makes it ideal for a variety of outdoor activities, including camping, boating, hiking, picnicking and sports. Located within easy reach of both Newark and Middletown, Lums Pond State Park offers both convenience and serene surroundings to anyone who occupies Lums Mill House.

Lums Mill House is named for its 19th century owners, a father and grandson who were both named John Lum. The building is a two-story brick house built in three phases beginning in the early to mid-18th century. The earliest part of the house, built about 1730 by Samuel Clement, is a three-bay, two-story house laid in English bond on the sides and rear and in Flemish bond with glazed headers on the front. Both front and rear facades feature pent roofs. Samuel Clement built the first dam and mill on this part of St. Georges Creek. A one-story, three-bay extension was added to the east end later in the 18th century, and this was raised to two stories after 1809. The interior reflects mid-to late-19th century renovations.

The house was transferred to the State of Delaware as part of a five-acre area designated as an historic monument by the US Army Corps of Engineers in 1966 following the widening of the Chesapeake and Delaware Canal. The Buck

Tavern building, which is now located next to the Lums Mill House, was moved from the town of Summit and then reconstructed on the historic monument tract. Responsibility for the historic monument and the two buildings included within it was transferred to the Division of Parks and Recreation in 1977.

Curatorship Boundaries

The area of responsibility for the Lum Mill Pond resident curatorship will include the house and approximately 1 acre of land, much of it wooded. Any landscaping, including removal of trees and invasive species, must be done according to an approved landscape plan. It is not, however, necessary to include a landscape plan with this proposal.

Current Conditions

The Lums Mill House is currently in a deteriorated condition and lacking in modern conveniences, including heating and air conditioning, kitchen, and bathrooms. The cellar under the main block has a dirt floor. The roof needs to be replaced, and water damage to the second floor has caused the first floor ceiling to collapse in places. The existing plumbing and electrical wiring will have to be replaced. Much of the plaster has deteriorated and will have to be replaced. Some door and window openings have been blocked with cinder blocks to deter vandalism. This will have to be removed. Inappropriate repointing with pure Portland cement must also be removed and replaced with a mortar that is equal to or softer than the original mortar, if it can be accomplished without damage to existing masonry. We estimate that it will cost roughly \$300,000 to \$500,000 to renovate the house.

Significant Elements to be Retained

As it stands today, Lums Mill House reflects the evolution of a house that was occupied from the second quarter of the 18th century into the 20th century. While the exterior now looks very similar to the way it appeared at the end of major construction in the early 19th century, the interior reflects alterations that were made in the latter half of the 19th century. The resident curator(s) should seek to preserve or duplicate the architectural elements that reflect this evolution including (but not restricted to) the following:

1. Pent roofs on front and rear facades of original house
2. Double hung windows (to be replaced with or copied from existing examples stored in the house)
3. Existing roofline
4. Interior carpentry details (to be replaced with or copied from existing examples still in place or stored in the house), including door and window trim, main staircase, interior doors, chair rail, baseboards and toe moldings

5. Existing floor plan (see attached drawings)

Special Considerations

Because Lums Mill House was transferred from US government ownership to State ownership and is listed on the National Register of Historic Places, the work plan will have to be approved by the Delaware State Historic Preservation Office and the Philadelphia office of the National Park Service. It is important that all proposed work elements conform to the Secretary of the Interior's Standards and Guidelines for Rehabilitation, which can be accessed at http://www.nps.gov/history/local/arch_stnds_8_2.htm.