



Received  
JAN 31 2023  
City of Valdez

## Valdez Beautification Matching Grant Program 2023 Program Application

### 1. PROJECT LOCATION

Address to be improved: 101 SOUTH HAZELET AVE.

Assessor Parcel ID Number(s): LOT 5 TRACT H PORT VALDEZ

Name of Business or Organization: GILSON PROPERTIES LLC / VALDEZ DANCE CO.

Is this property (check one): ☒ Tier One ☐ Tier Two

### 2. APPLICANT INFORMATION

Name: DAN & TRACY GILSON

Address: [REDACTED] 311 HANAGITA ST.

Mailing Address: [REDACTED]

Email Address: [REDACTED] Phone: [REDACTED]

Do you: ☒ Own ☐ Rent (month to month) ☐ Lease

If leased, date of lease expiration: \_\_\_\_\_

Name of Property Owner(s): \_\_\_\_\_

Property Owner Email Address: \_\_\_\_\_

Property Owner Phone: \_\_\_\_\_

### 3. DESCRIPTION OF PROPOSED IMPROVEMENTS

Please attach the following to this application for consideration:

- Detailed written description of proposed work;
- Sketches or drawings of proposed improvements, including samples/photographs of paint colors or materials to be used (do not need to be professionally drawn, but are required for application consideration);
- Color "before" photographs of the area or areas to be improved;
- Bids for contracted work;
- Budget breakdown – including itemized list of costs associated with the project; and
- A letter/narrative addressed to the Beautification Task Force explaining how the proposed work adds to the aesthetics of your property and our community

**Applications missing any of the above items will not be considered.**

4. ESTIMATED DAYS/MONTHS FOR PROJECT COMPLETION: 14 DAYS

5. ESTIMATED COSTS (ATTACH AN ITEMIZED LIST OF COSTS ASSOCIATED WITH YOUR PROJECT.)

TOTAL ESTIMATED PROJECT COST: \$ 13,075.41

TOTAL MATCHING GRANT REQUESTED: \$ 6,537.70

**Depending on available funding for the grant program, awarded matching grants may be less than the full amount requested in this project application.** Could and would you proceed with this project if you are awarded less than the full matching grant amount requested?

Circle one: YES NO

Please explain. \_\_\_\_\_

By signing below, I confirm I have read and understand the requirements and process for the 2023 Beautification Matching Grant Program. The information submitted in this application is true and complete to the best of my knowledge.

Property Owner Signature: Ann Gihon Date: 1-30-2023

Applicant Signature: Ann Gihon Date: 1-30-2023

## City Of Valdez Beautification Grant Application

Old Kelsey Building (New Gilson Dance Studio); 101 South Hazelet Ave.

### Project Description:

Construct a Western style "4-Point" awning to the front of the building spanning the entire width of the building (20 feet) with 12/12 pitch to keep water and ice from infiltrating and accumulating on the front of the building. Awning will resemble similar styles found on buildings built around the turn of the 20<sup>th</sup> century. Building was constructed in 1916. Awning will be sided and painted to match the building color and will include metal roofing and additional lighting under the soffit to highlight the existing artistic stained glass.

The project will also form and pour a 4-foot wide half-circular concrete steps at the front entry along with a 4-foot wide sidewalk connecting the front entry steps to the sidewalk on Hazelet Ave. (An older, weathered concrete sidewalk previously existed, but was removed during renovation because of its poor state.) Sidewalk will be approximately 16 feet long.

Figure 1: Example of 4-Point Awning (20-feet wide)



Figure 2: Example of half-circular stairs for front entrance.





**Figure 3:** Building façade



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## CMH CONSTRUCTION LLC

### ESTIMATE ONLY

Attention: Dan Gilson  
Owner  
Valdez Dance Company

Valdez, AK 99686  
Date: January 26, 2023

Project Title: Front entrance awning  
Project Description: Build an awning to the front of the building spanning the width of the building with a 12/12 pitch to keep water from infiltrating the front of the building. Estimate includes framing, siding, trim, paint, roofing and soffit. Form and pour circular concrete steps at the front entry along with a 4' wide sidewalk connecting the front entry steps to the sidewalk on Hazelet.

Description	Quantity	Unit Price	Cost
Labor	90	\$ 75.00	\$ 6,750.00
Equipment rental	1	\$ 1,000.00	\$ 1,000.00
Plumbing Labor and Materials		\$ 0.00	\$ 0.00
Subcontractor Labor and Materials		\$ 0.00	\$ 0.00
Materials	1	\$ 4,725.41	\$ 4,725.41
Shipping	1	\$ 600.00	\$ 600.00
		Subtotal	\$13,075.41
	Tax	0.00%	\$ 0.00
		Total	\$13,075.41

Thank you for your interest. I look forward to working with you on your project.

Clayton Harris

CMH Construction LLC

January 30, 2023

Kathy Neilsen

Beautification Commission Chair

Atten: City Clerk's Office

PO Box 307

Valdez, AK 99686

Dear Kathy-

In July 2021, my wife Tracy and I purchased the Old Kelsey Building located at 101 S. Hazelet Street for the purposes of converting the old plumbing store into a dance studio. As you are aware, the building was from "Old Town" and only one of 50 structures moved over after the 1964 earthquake. Only eight of those were established as commercial buildings – the rest being located in residential areas. This makes our building unique for the Valdez commercial district.

We believe the building was constructed in 1916 – due to a fire that ravaged most of the commercial district in 1915. The museum staff concurred with that assessment. The building was used as the community's Post Office from 1916 to 1961, and then in new town, it was a place of business for a gun shop, Boutique Clothing Store (Ragtime), and a Heating and Plumbing store. As we began remodeling, we realized the previous owners left the building in very poor maintenance condition. We had to take the interior down to its studs in order to insulate, rewire, and replumb the entire building. In short, my wife and I made a considerable investment converting the building into a useable space for us.

Because of many cost overruns, we ran out of money for the front of the building – which was mostly decorative in nature. We would like to maintain the Old Western Front common on buildings during the turn of the 20<sup>th</sup> century. This grant would help assist us financially to build an Old Western Style Awning (which would also protect the front of the building from water intrusion) and help us establish concrete steps and a sidewalk to tie into the South Hazelet sidewalk. I believe this would greatly improve our property's appeal.

We are excited to make investments into our own property and, in doing so, restore a little bit of Valdez history in the process. Any assistance that you and the Valdez Beautification grant could provide would be greatly appreciated!

Sincerely,



Dan and Tracy Gilson