

OLD, INTERESTING... BUT DANGEROUS

PLANS FOR REBUILDING 4-PLEX

389 N 100 E, PROVO, UT

KPS PROPERTIES LLC / KENT SWENSON

WHAT WE WILL TALK ABOUT

- Who I am & what we Are talking about
- Historical Designation
- Purchase condition and timing
- Structural Engineering Report
- Safety
- New Building
- Maintaining Character of Neighborhood

WHO I AM

- Kent Swenson / Real Holdings LLC
/ KPS Properties LLC
- I love old houses and craftsmanship
- Completely remodeled 4 plex next door
- **We are talking about putting in a new 4-plex in place of a run down, dangerous 4-plex**



HISTORICAL DESIGNATION

- Put on Historical Registry in 1998
 - Interesting architecture
 - Not really significant to community
 - A little overzealous wording...

18
19 WHEREAS, on January 20, 1998 the Municipal Council held a duly noticed public
20 hearing to receive public comment and ascertain the facts regarding this matter, which facts
21 and comments are found in the hearing record; and,

22
23 WHEREAS, the Municipal Council of Provo City, Utah finds after public hearing that
24 it is in the best interests of the health, safety, morals and general welfare of the residents of
25 Provo City to designate said building as an official landmark on the Provo City Landmarks
26 Register.

27
28 NOW, THEREFORE, be it resolved by the Municipal Council of Provo City, Utah,

PURCHASE CONDITION AND TIMING

- Purchased May 26, 2015
- Inspection showed major concerns then
- Planned on Remodeling or Rebuilding in 2016 and retiring in 2018
- Structural Engineering report said “NO” to remodel
- Evicted tenants due to safety concerns
- Denied by Landmarks commission for teardown
- Life happened... now I am ready again

STRUCTURAL ENGINEERING REPORT

(QUOTES FROM REPORT)

- “This structure has significant dangerous conditions in the: Roof Framing, Bearing Walls, Floor Framing, and Foundation.”
- “The roof framing is overstressed”
 - “Most if not all of the overstressed conditions are considered dangerous”
- “There is no adequate load path to transfer seismic loads to the walls”
- “The existing rubble foundation does not appear to provide adequate support for the building”
- “The floor framing is also dangerously overstressed”
- “This structure presents a significant risk to the occupants without rehabilitation of ALL of the structural elements”
- “There are **NO** structural elements that are adequate in their present condition”

MUST BE TORN DOWN FOR SAFETY

- “One multi-wythe lintel has collapsed, leaving the roof framing inadequately supported. This area of the building is in imminent danger of collapse.”
- Continued problems with homeless and crime



MAINTAIN CHARACTER OF NEIGHBORHOOD

- My 4-plex next door shows that I continue to improve my properties.
- New structure will be a pleasant addition to neighborhood.
- Plenty of off-street parking



NEW BUILDING DRAWINGS (ELEVATION)



East



North



NEW BUILDING DRAWINGS (ELEVATION)

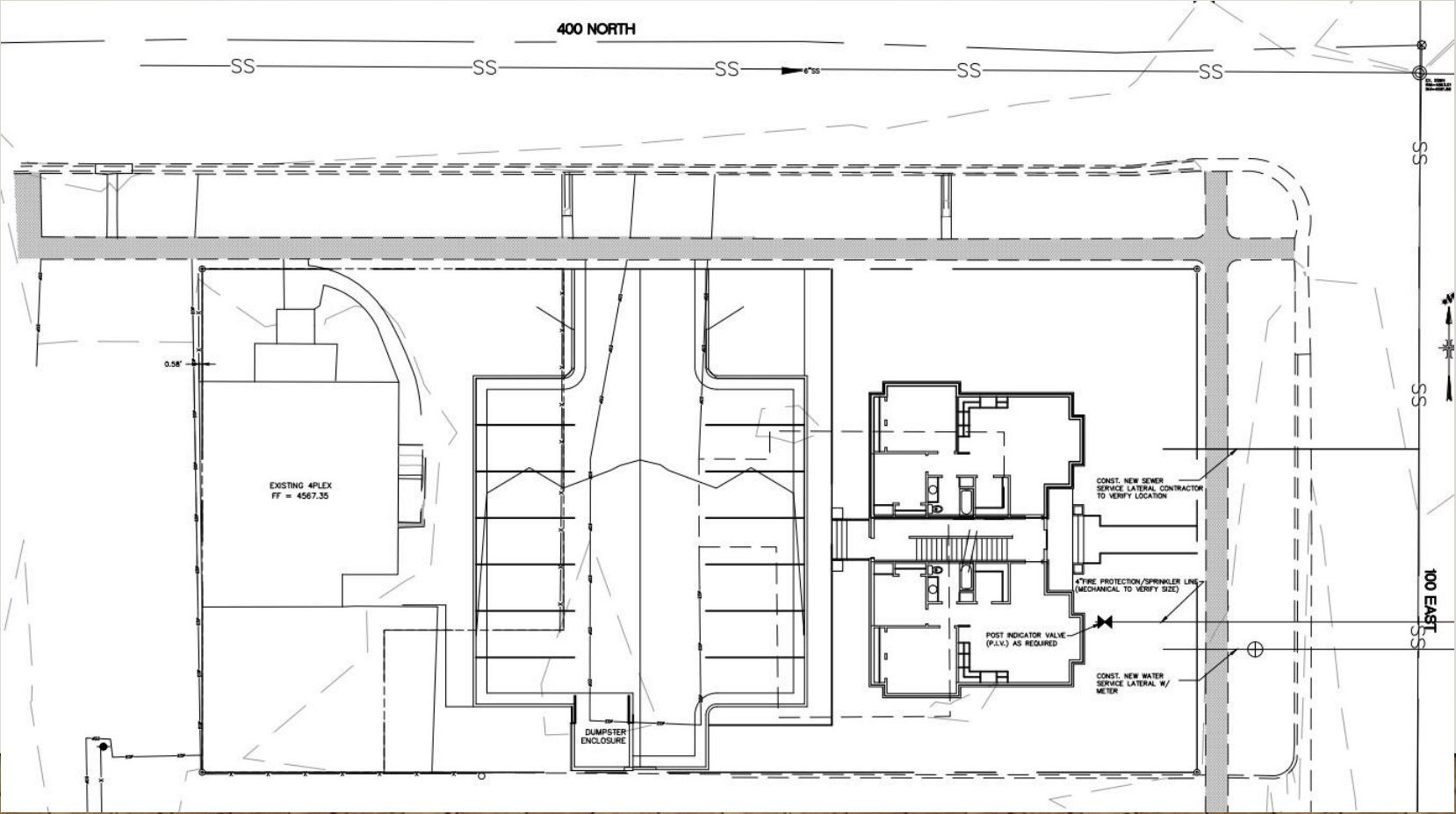


West

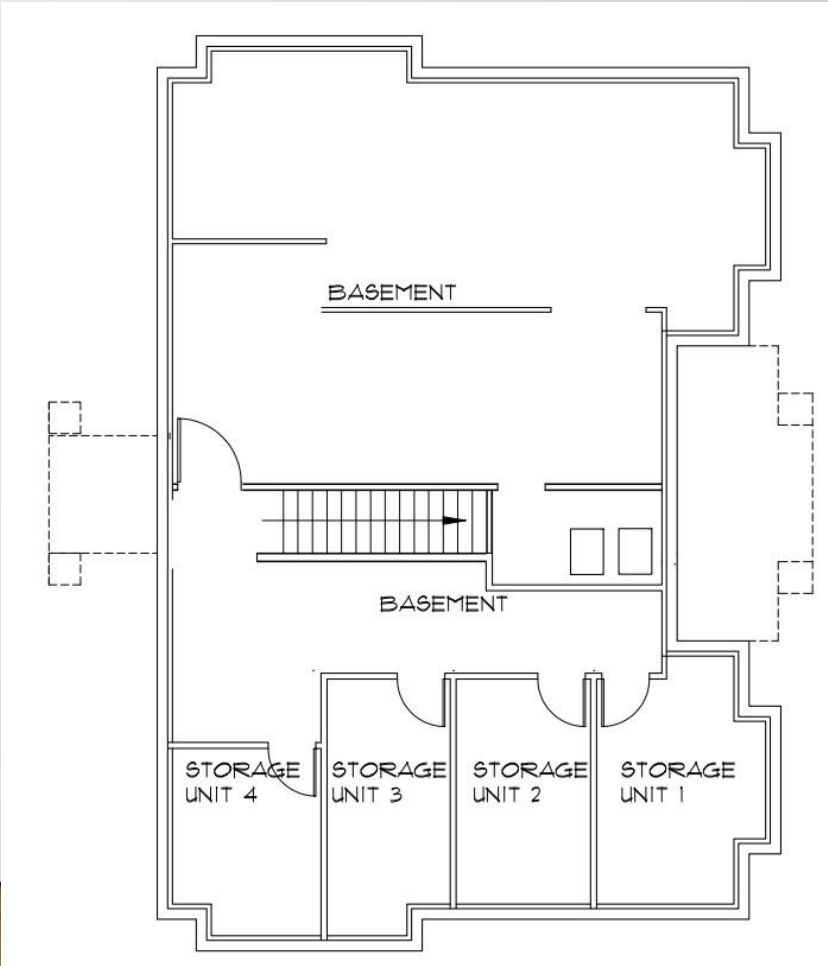
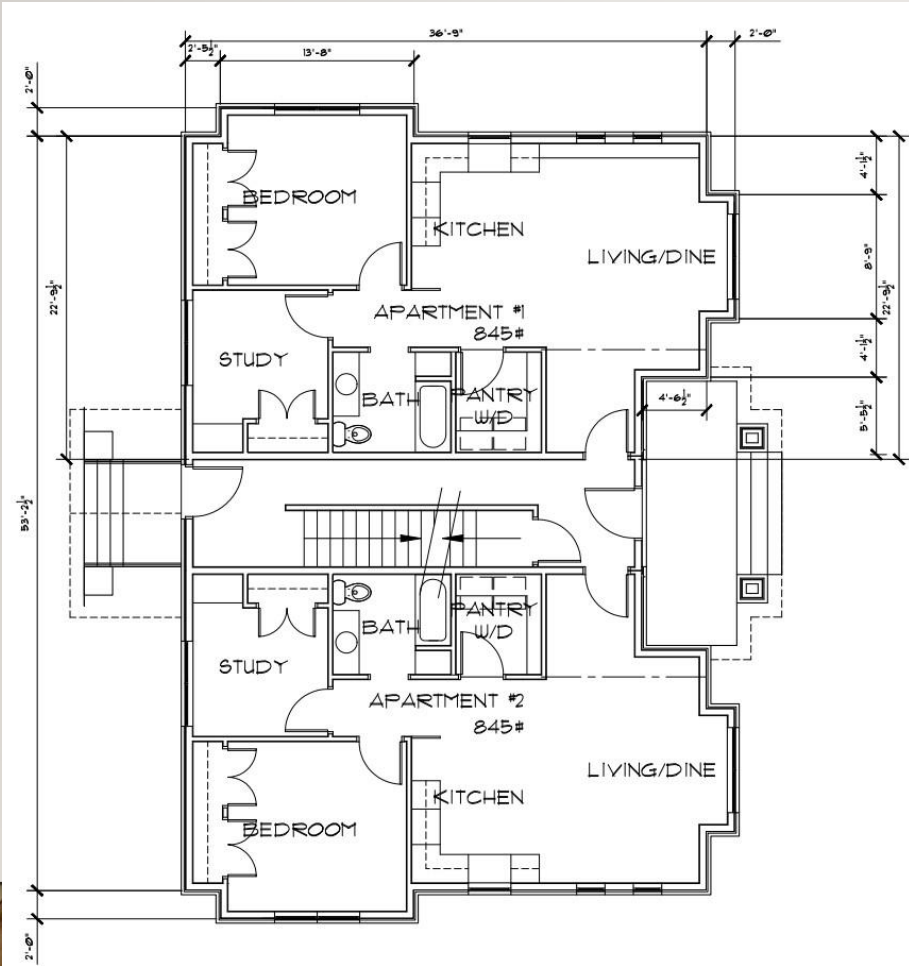


South

NEW BUILDING DRAWINGS (SITE PLAN)



NEW BUILDING DRAWINGS (FLOOR PLAN)



THANK YOU!

Questions?

I may be contacted at:

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