



**Application Type:** DEMOLITION REVIEW  
**Legistar File ID #** [54302](#)  
**Prepared By:** Heather Bailey, Preservation Planner  
**Date prepared:** April 2, 2019

**Summary**

**Relevant Ordinance section:**

28.185(7)4. The Plan Commission shall consider the report of the City’s historic preservation planner regarding the historic value of the property as well as any report submitted by the Landmarks Commission.

**5017, 5021, and 5025 Femrite Dr**

The following properties proposed for demolition are part of a larger project that DuPont is initiating with the City. They are planning an expansion to their plant at 3322 Agriculture Drive. For the upcoming phase, they will demolish the buildings located at 5017, 5021, and 5025 Femrite, consolidate the lots through a CSM process, and begin site work to prepare the property for the plant expansion.

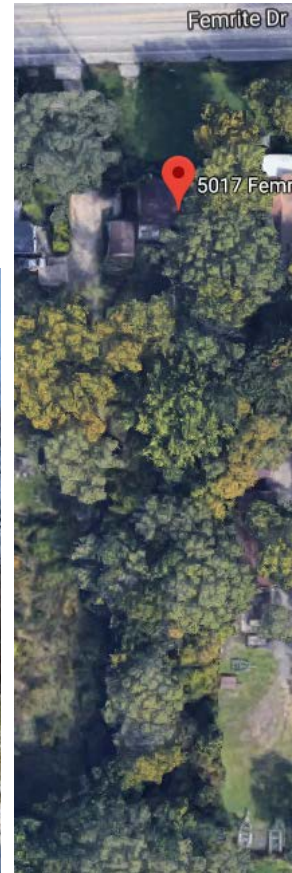


**5017 Femrite Dr**

Originally constructed as a single family home in 1951. Property class changed to commercial in 2007; zoned for industrial use.



City Assessor's Office



Google Earth

**Applicant:** Brian Molenaar, Strand Associates Inc.

**Applicant's Comments:** The property is currently owned by another entity and is being purchased by Dupont on 4/1/19. The current tenants are aware of the proposed situation. This property is proposed to be demolished in support of a future plant expansion. At the moment, the residence needs to be demolished to facilitate the relocation of storm, water, and electric utilities in support of that future expansion. The property is also proposed to be combined with the existing plant property on a future CSM update.

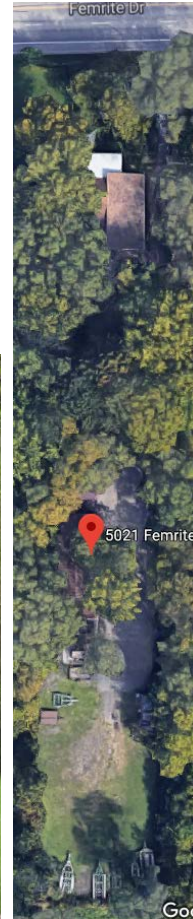
**Staff Findings:** A preservation file for this property does not exist.

**5021 Femrite Dr**

Originally constructed as a single family home in 1940. Property class changed to commercial; zoned for industrial use.



City Assessor's Office



Google Earth

**Applicant:** Brian Molenaar, Strand Associates Inc.

**Applicant's Comments:** The property is currently owned by Dupont and is being used as a rental. The current tenants are aware of the proposed situation. This property is proposed to be demolished in support of a future plant expansion. At the moment, the residence needs to be demolished to facilitate the relocation of storm, water, and electric utilities in support of that future expansion. The property is also proposed to be combined with the existing plant property on a future CSM update.

**Staff Findings:** A preservation file for this property does not exist.

**5025 Femrite Dr**

Single family home constructed in 1947.



Google Street View



Google Earth

**Applicant:** Brian Molenaar, Strand Associates Inc.

**Applicant's Comments:** The property is currently owned by Dupont and is being used as a rental. The current tenants are aware of the proposed situation. This property is proposed to be demolished in support of a future plant expansion. At the moment, the residence needs to be demolished to facilitate the relocation of storm, water, and electric utilities in support of that future expansion. The property is also proposed to be combined with the existing plant property on a future CSM update.

**Staff Findings:** A preservation file for this property does not exist.