

## Board of Public Works Staff Report

Project/Even Petitioner/R Staff Repres Date:	epresentative:	Resolution to uphold the Modified Unsafe Order for the Johnson Creamery Smokestack HAND Michael Arnold, John Zody, Daniel Dixon April 12, 2022
• Report:	10 January 2022	• Issued Original Order to Repair smokestack
	1 March 2022	Received updated engineering study demonstrating repair at current height not possible.
	11 March 2022	Issued Modified Unsafe Building Order requiring demolition to a height not to exceed 60 feet.

HAND received information related to spalling bricks falling free from the smokestack at the Johnson's Creamery building towards the end of 2021. This information, along with the visually obvious lean of the smokestack was very concerning to HAND and raised concerns about the safety of the smokestack. An inspection of the stack by HAND staff along with a review of a prior study completed by Arsee Engineering led HAND to determine the smokestack was unsafe under Indiana law. HAND issued an order to repair the smokestack and also closed off a portion of the adjacent B-Line trail.

On March 1, 2022, Arsee Engineering completed an updated study of the smokestack. That study revealed the smokestack was in a deteriorated condition and could not be repaired in its original configuration due to issues ranging from wall thickness, the lean of the stack, and foundation concerns. The engineering study indicated that the stack could be stabilized without additional intervention at a height of 60 feet. As a result of the study, HAND modified the unsafe order and

issued the current order to demolish the stack to a height not to exceed 60 feet. The order also requires the owner to comply with any historical preservation requirements that may be put in place in addition to removing the stack to 60 feet. An Order for demolition requires a Resolution from the Board of Public Works.











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