



## Board of Public Works Staff Report

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**Project/Event:** Resolution to uphold the Modified Unsafe Order for the Johnson Creamery Smokestack  
**Petitioner/Representative:** HAND  
**Staff Representatives:** Michael Arnold, John Zody, Daniel Dixon  
**Date:** April 12, 2022

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**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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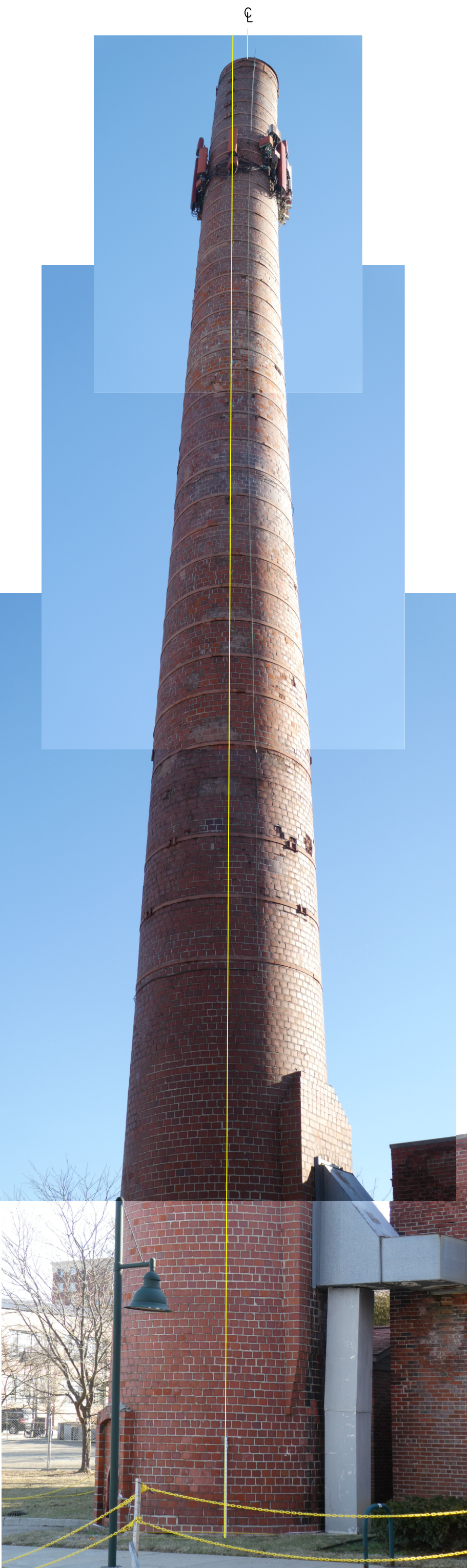
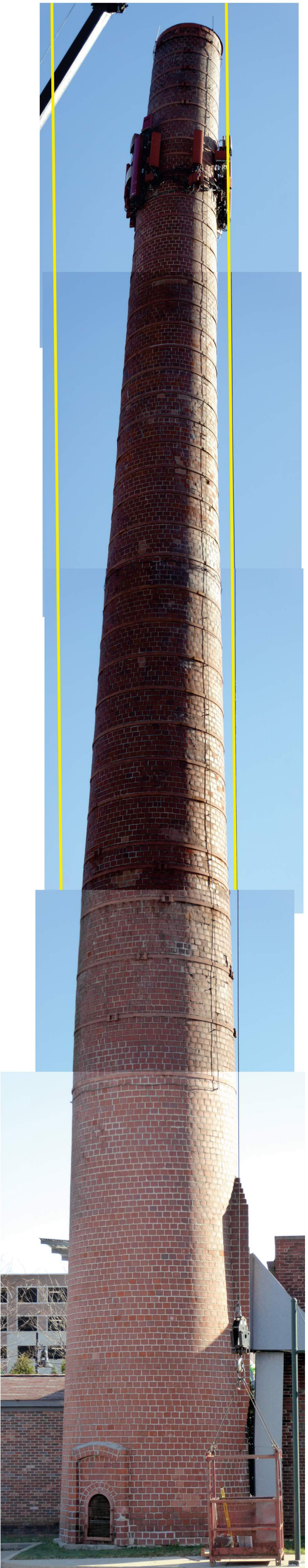


FIGURE 1



**FIGURE 2**



**FIGURE 3**

**ARSEE ENGINEERS** | SINCE 1968  
 CLIENT ORIENTED - BY DESIGN

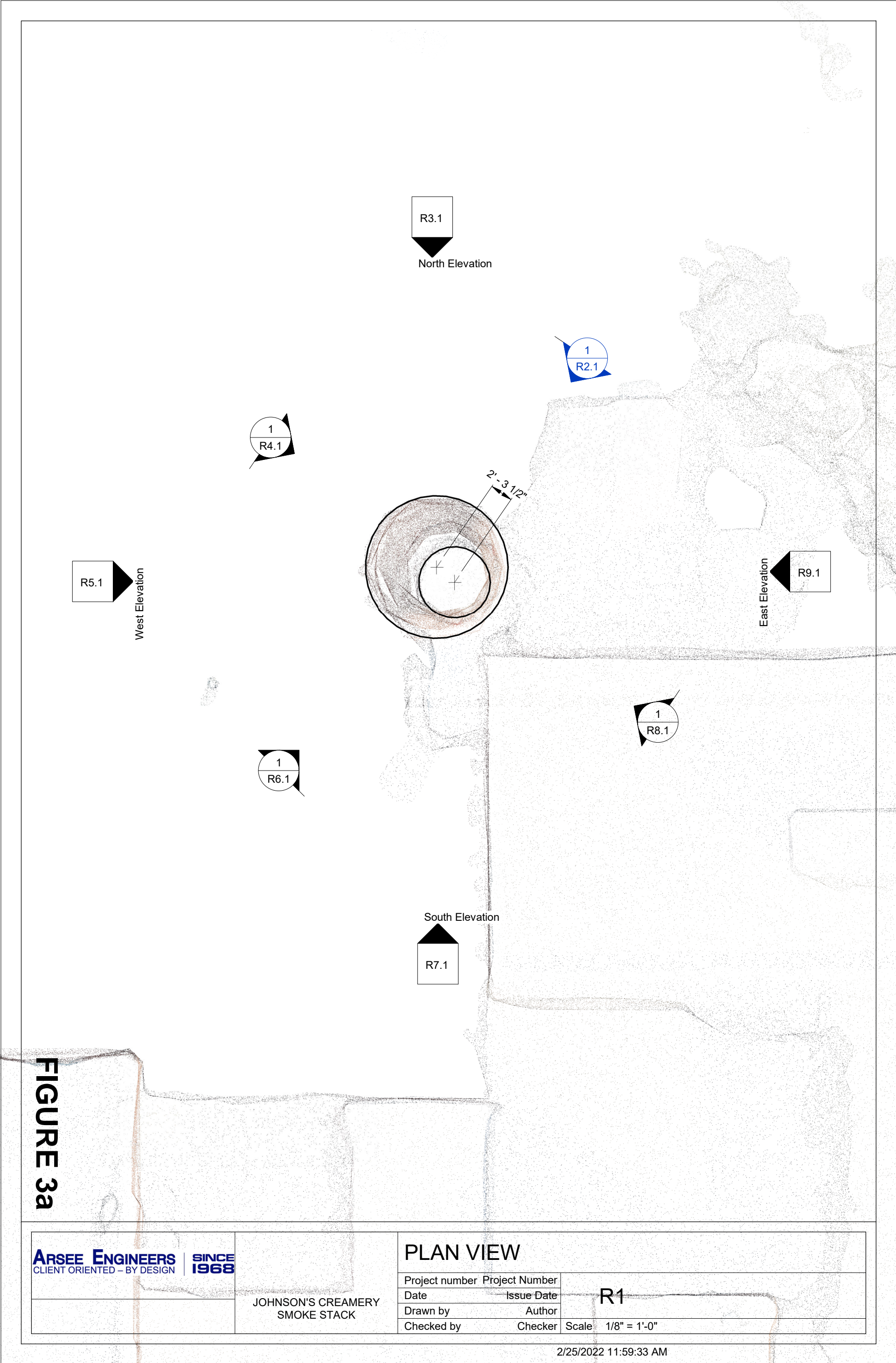
JOHNSON'S CREAMERY  
 SMOKE STACK

**PLAN VIEW PHOTO**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

**R1**

Scale



**FIGURE 3a**

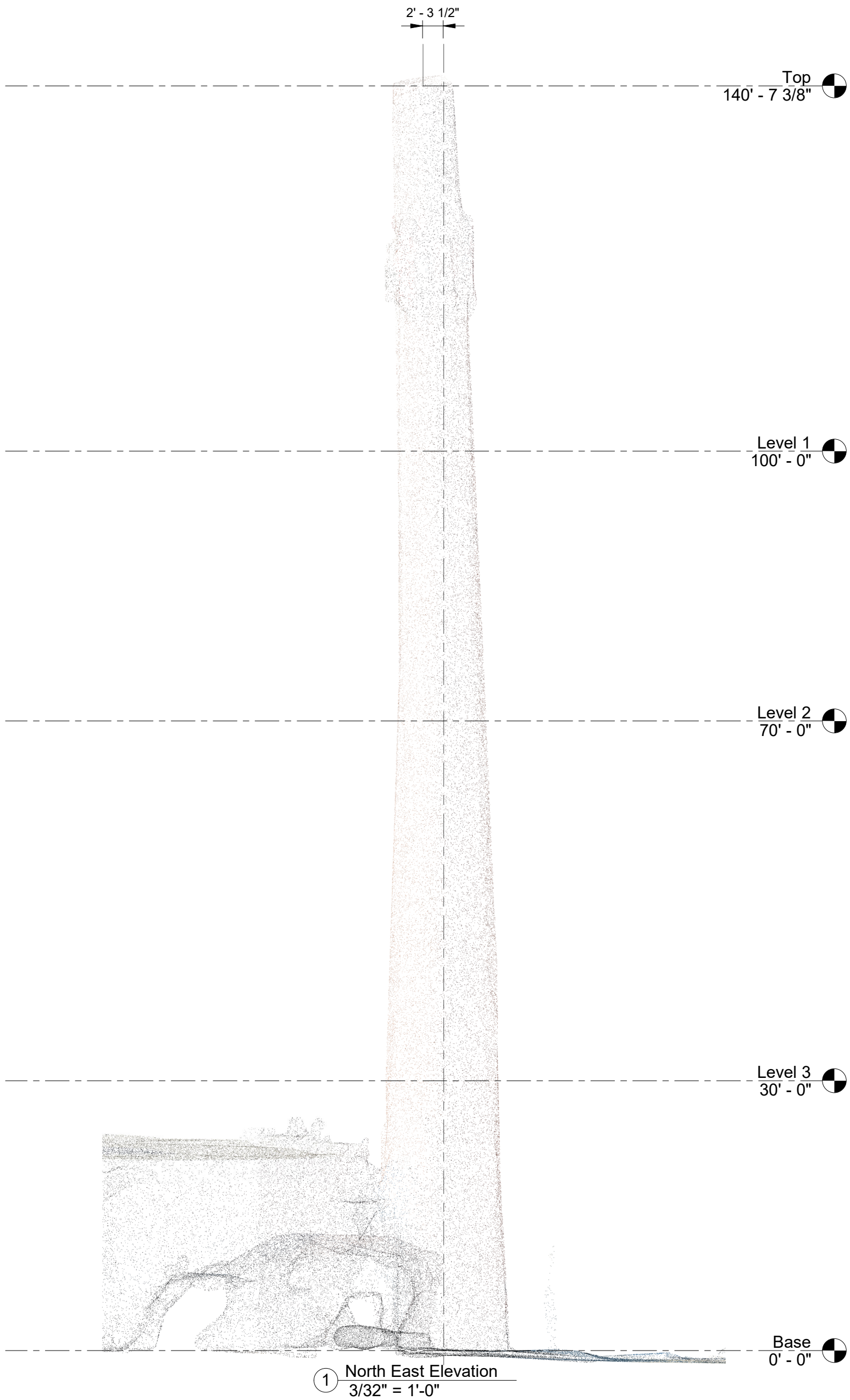
<b>ARSEE ENGINEERS</b> CLIENT ORIENTED - BY DESIGN	<b>SINCE 1968</b>	<b>PLAN VIEW</b>	
		Project number	Project Number
JOHNSON'S CREAMERY SMOKE STACK		Date	Issue Date
		Drawn by	Author
		Checked by	Checker
		Scale	1/8" = 1'-0"

**R1**



**FIGURE 4**

<b>ARSEE ENGINEERS</b> CLIENT ORIENTED - BY DESIGN	<b>SINCE 1968</b>	<b>NORTH EAST ELEVATION PHOTO</b>	
		Project number    Project Number	Date                    Issue Date
JOHNSON'S CREAMERY SMOKE STACK		Drawn by                    Author	<b>R2</b>
		Checked by                    Checker	Scale



**FIGURE 4a**

① North East Elevation  
3/32" = 1'-0"

<b>ARSEE ENGINEERS</b> <small>CLIENT ORIENTED - BY DESIGN</small>	<b>SINCE 1968</b>	<b>NORTH EAST ELEVATION</b>	
		Project number    Project Number Date                      Issue Date Drawn by                      Author Checked by                      Checker	<b>R2.1</b>
JOHNSON'S CREAMERY SMOKE STACK		Scale 3/32" = 1'-0"	

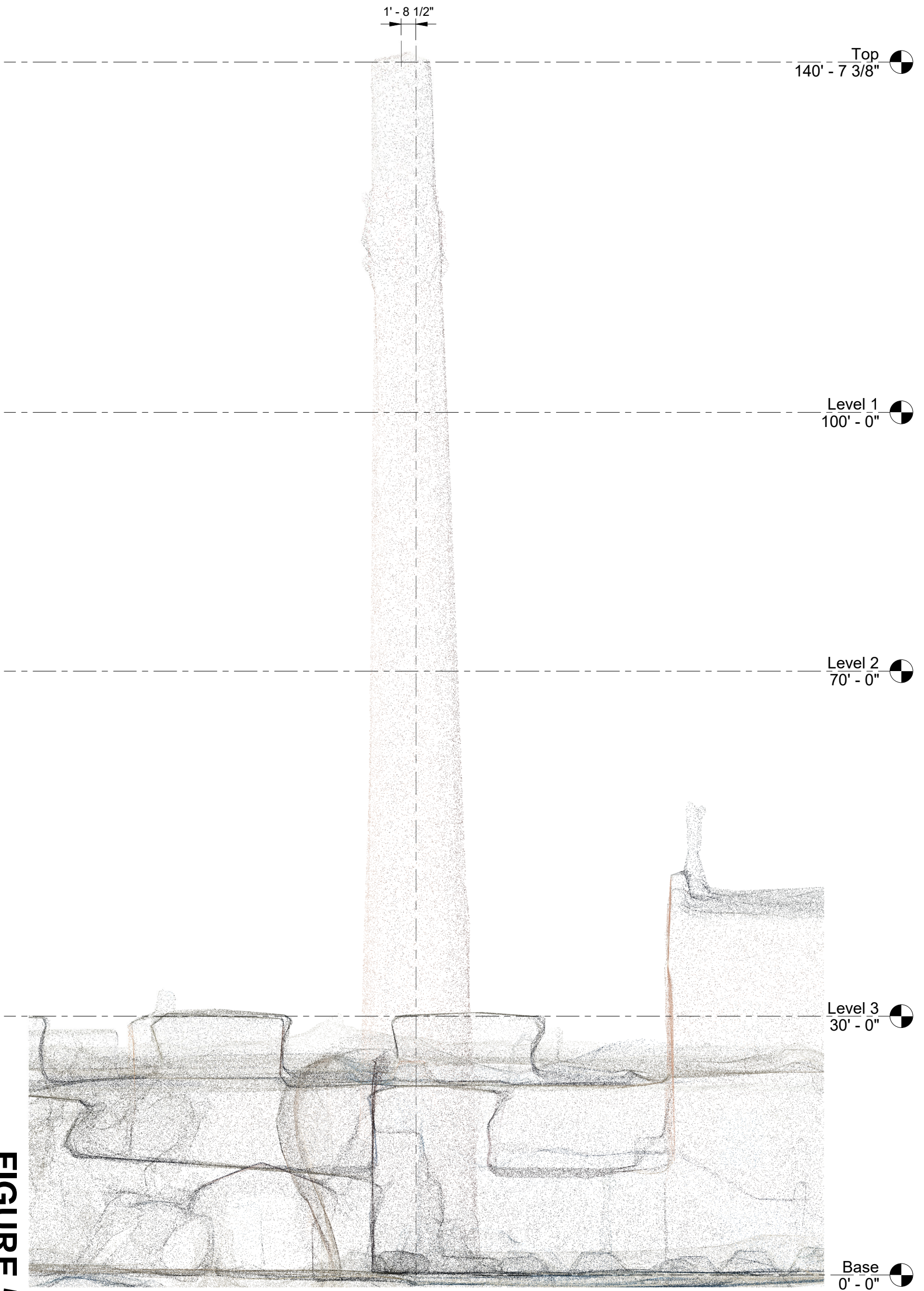




**FIGURE 5**

<b>ARSEE ENGINEERS</b> <small>CLIENT ORIENTED - BY DESIGN</small>	<b>SINCE 1968</b>	<b>NORTH ELEVATION PHOTO</b>	
		Project number    Project Number	Date                    Issue Date
JOHNSON'S CREAMERY SMOKE STACK		Drawn by                    Author	<b>R3</b>
		Checked by                    Checker	Scale

**FIGURE 5a**



① North Elevation  
3/32" = 1'-0"

<b>ARSEE ENGINEERS</b> <small>CLIENT ORIENTED - BY DESIGN</small>	<b>SINCE 1968</b>	<b>NORTH ELEVATION</b>	
		Project number    Project Number Date                      Issue Date Drawn by                      Author Checked by                      Checker	R3.1  Scale 3/32" = 1'-0"
JOHNSON'S CREAMERY SMOKE STACK			



**FIGURE 6**

**ARSEE ENGINEERS** | SINCE 1968  
 CLIENT ORIENTED - BY DESIGN

JOHNSON'S CREAMERY  
 SMOKE STACK

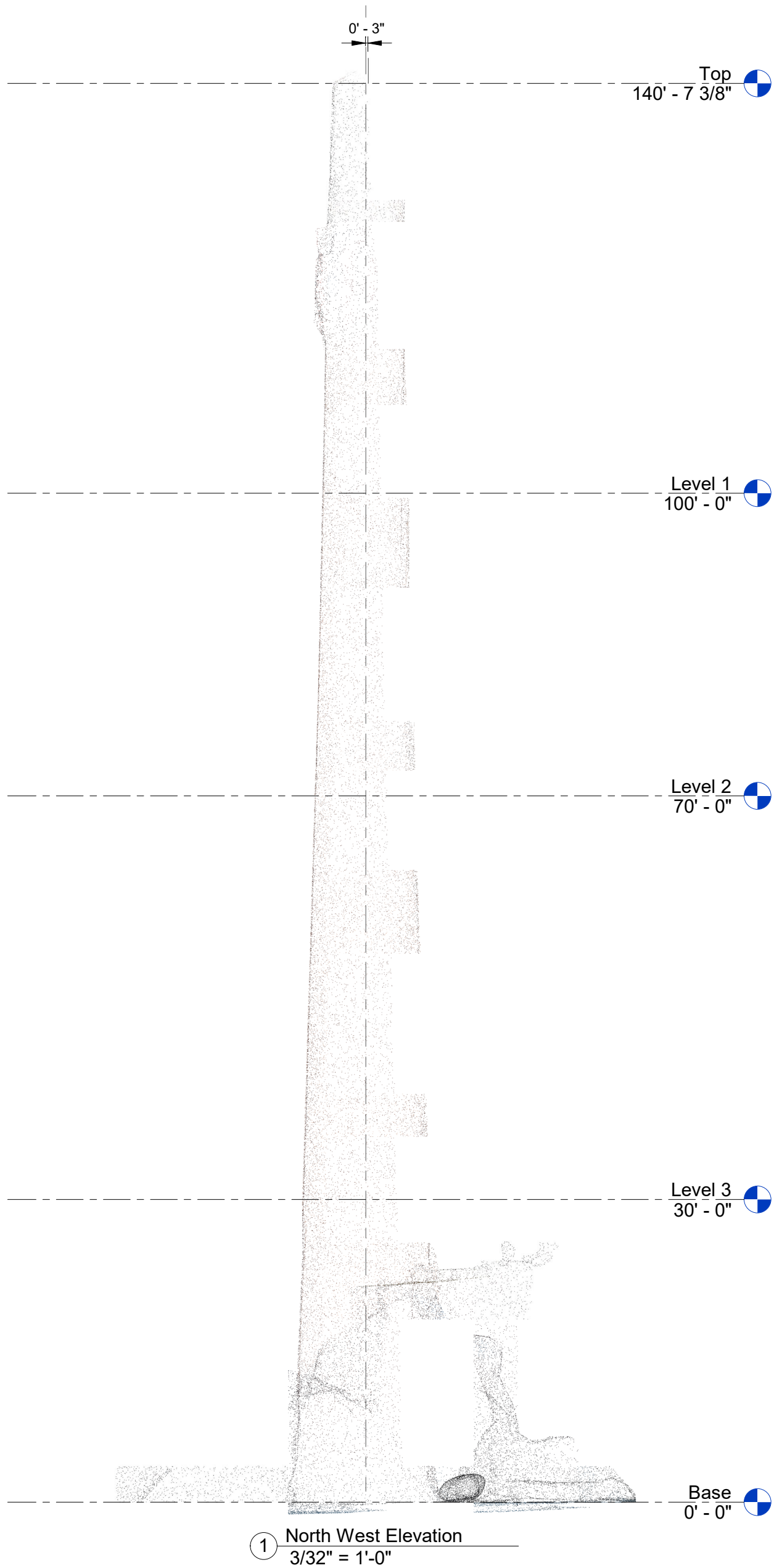
**NORTH WEST ELEVATION PHOTO**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

**R4**

Scale

**FIGURE 6a**



<b>ARSEE ENGINEERS</b> <small>CLIENT ORIENTED - BY DESIGN</small>	<b>SINCE 1968</b>	<b>NORTH WEST ELEVATION</b>	
		Project number Date Drawn by Checked by	Project Number Issue Date Author Checker
JOHNSON'S CREAMERY SMOKE STACK		<b>R4.1</b> Scale 3/32" = 1'-0"	



**FIGURE 7**

**ARSEE ENGINEERS** | SINCE 1968  
 CLIENT ORIENTED - BY DESIGN

JOHNSON'S CREAMERY  
 SMOKE STACK

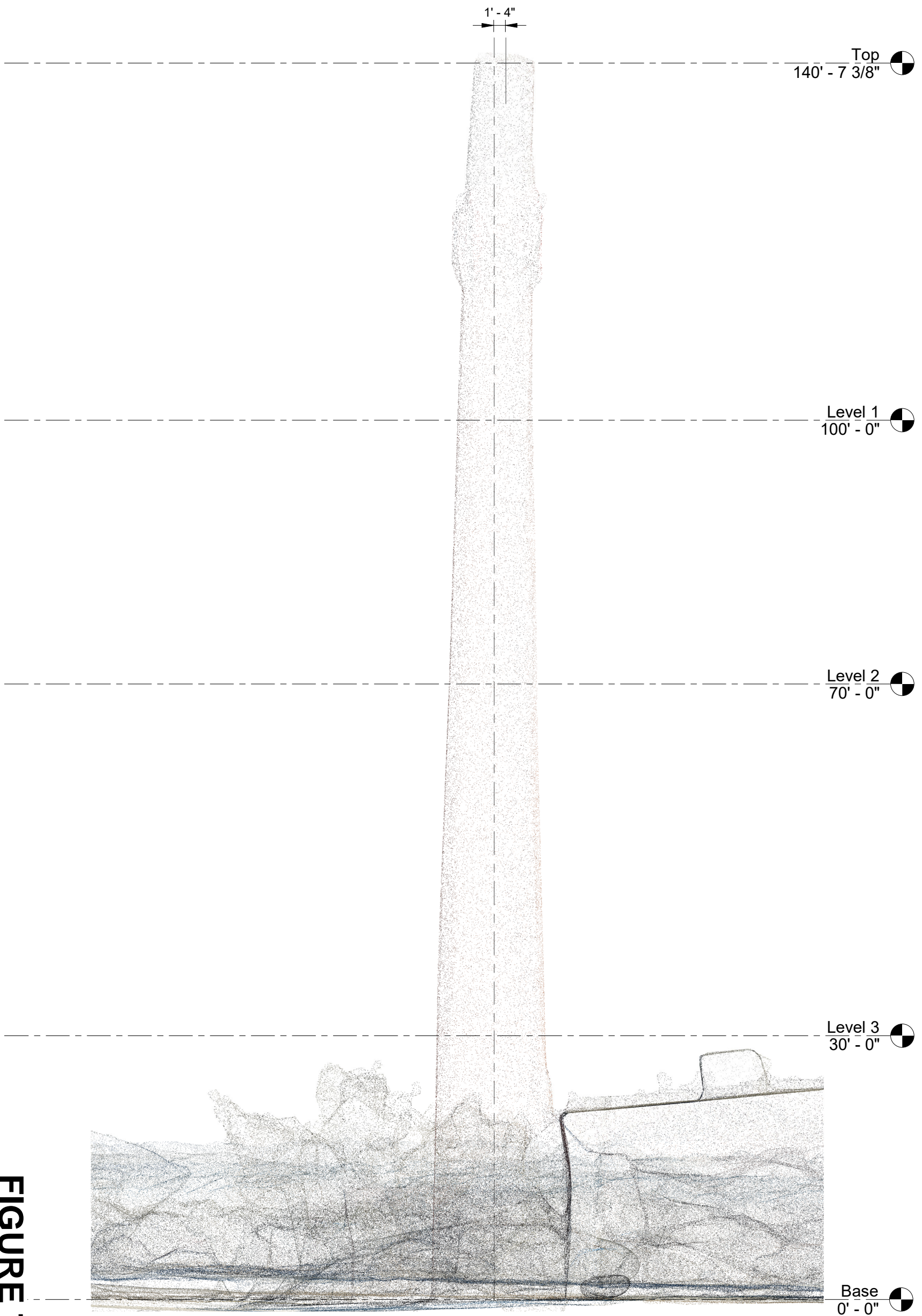
**WEST ELEVATION PHOTO**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

**R5**

Scale

**FIGURE 7a**



① West Elevation  
3/32" = 1'-0"

<b>ARSEE ENGINEERS</b> <small>CLIENT ORIENTED - BY DESIGN</small>	<b>SINCE 1968</b>	<b>WEST ELEVATION</b>	
		Project number Date Drawn by Checked by	Project Number Issue Date Author Checker
JOHNSON'S CREAMERY SMOKE STACK		<b>R5.1</b> Scale 3/32" = 1'-0"	



**FIGURE 8**

**ARSEE ENGINEERS** | SINCE 1968  
 CLIENT ORIENTED - BY DESIGN

JOHNSON'S CREAMERY  
 SMOKE STACK

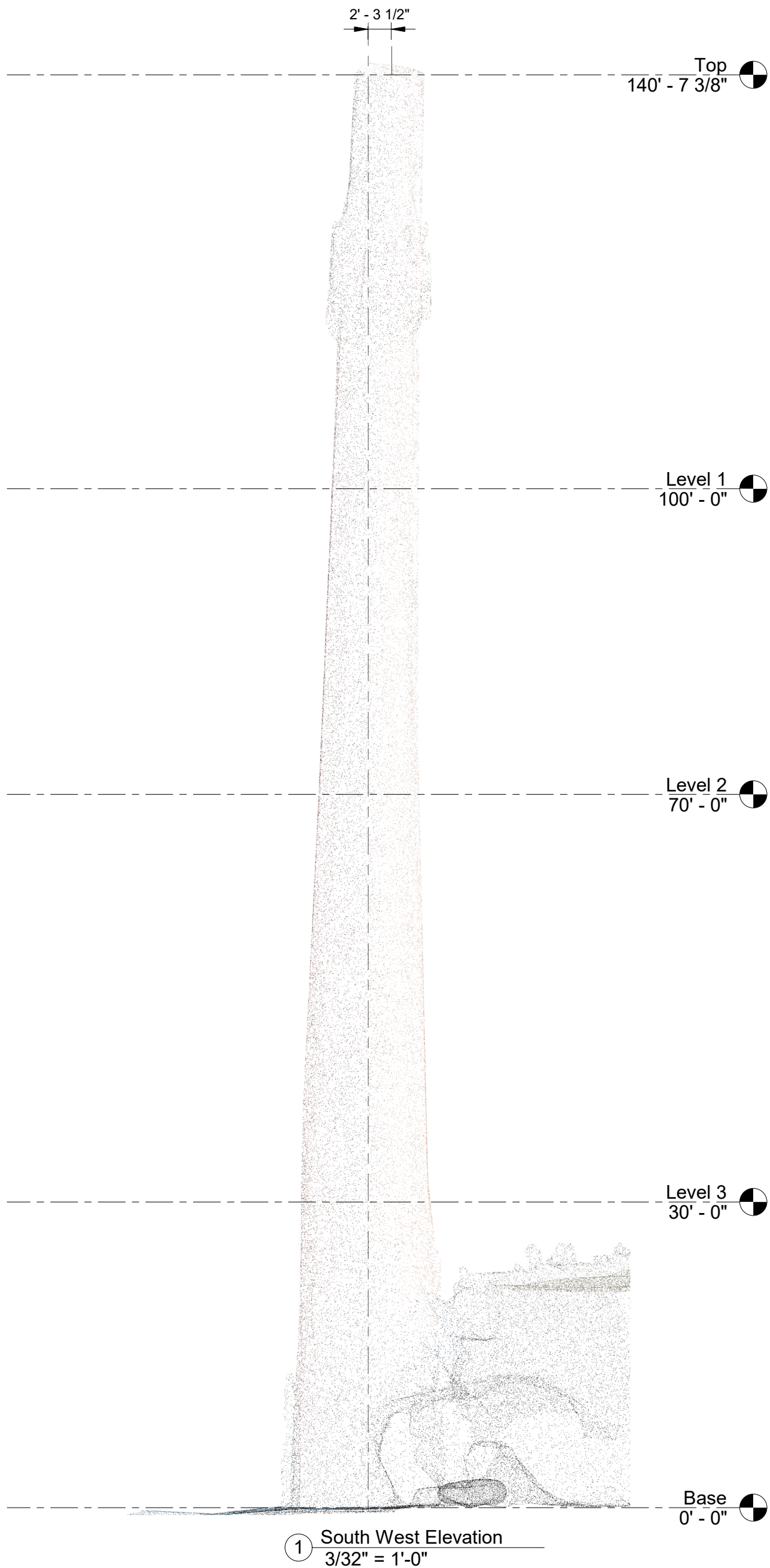
**SOUTH WEST ELEVATION PHOTO**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

**R6**

Scale

**FIGURE 8a**



① South West Elevation  
3/32" = 1'-0"

<b>ARSEE ENGINEERS</b> <small>CLIENT ORIENTED - BY DESIGN</small>	<b>SINCE 1968</b>	<b>SOUTH WEST ELEVATION</b>	
		Project number    Project Number Date                      Issue Date Drawn by                      Author Checked by                      Checker	<b>R6.1</b>  Scale 3/32" = 1'-0"
JOHNSON'S CREAMERY SMOKE STACK			





**FIGURE 9**

**ARSEE ENGINEERS** | SINCE 1968  
 CLIENT ORIENTED - BY DESIGN

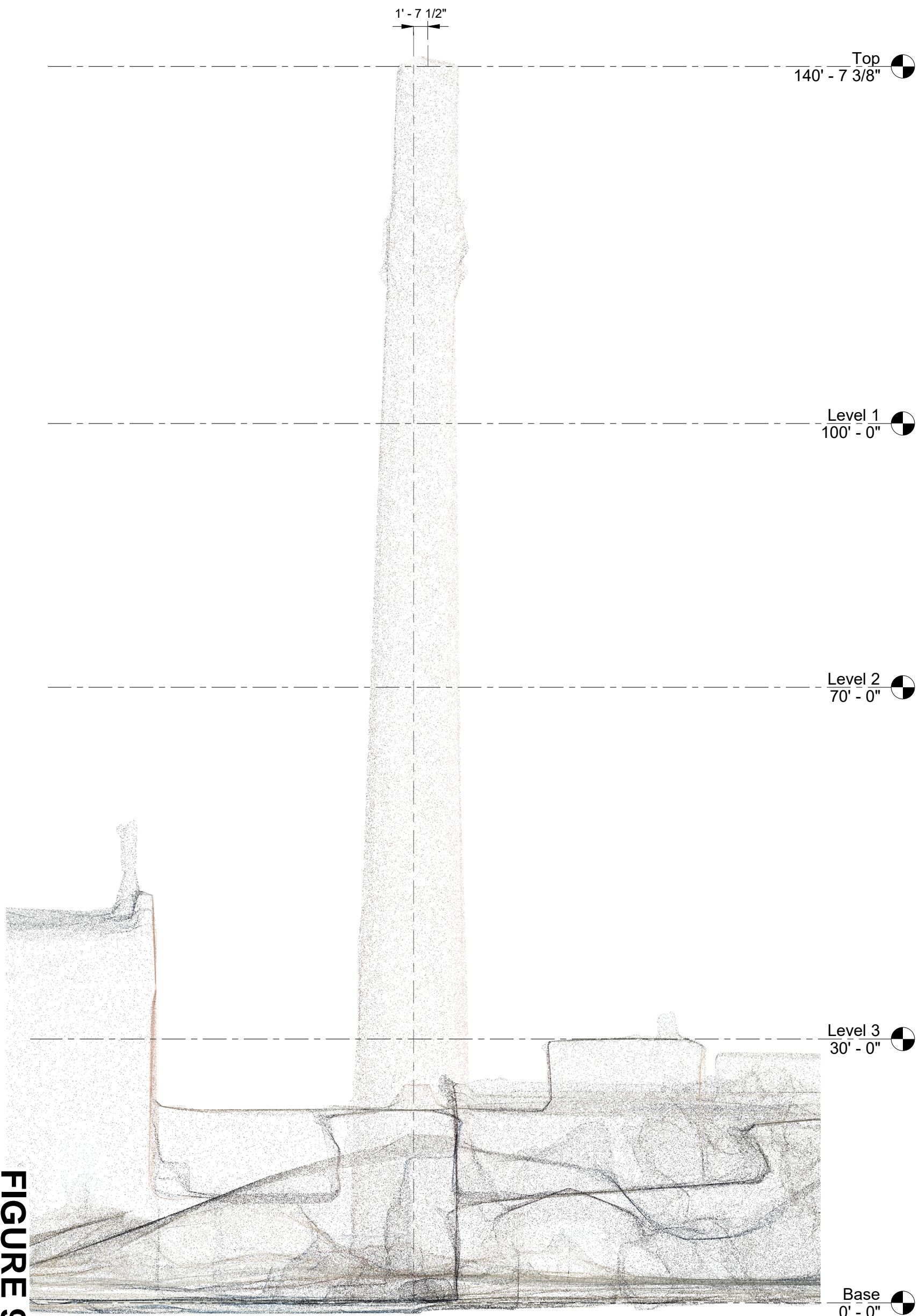
JOHNSON'S CREAMERY  
 SMOKE STACK

**SOUTH ELEVATION PHOTO**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

**R7**

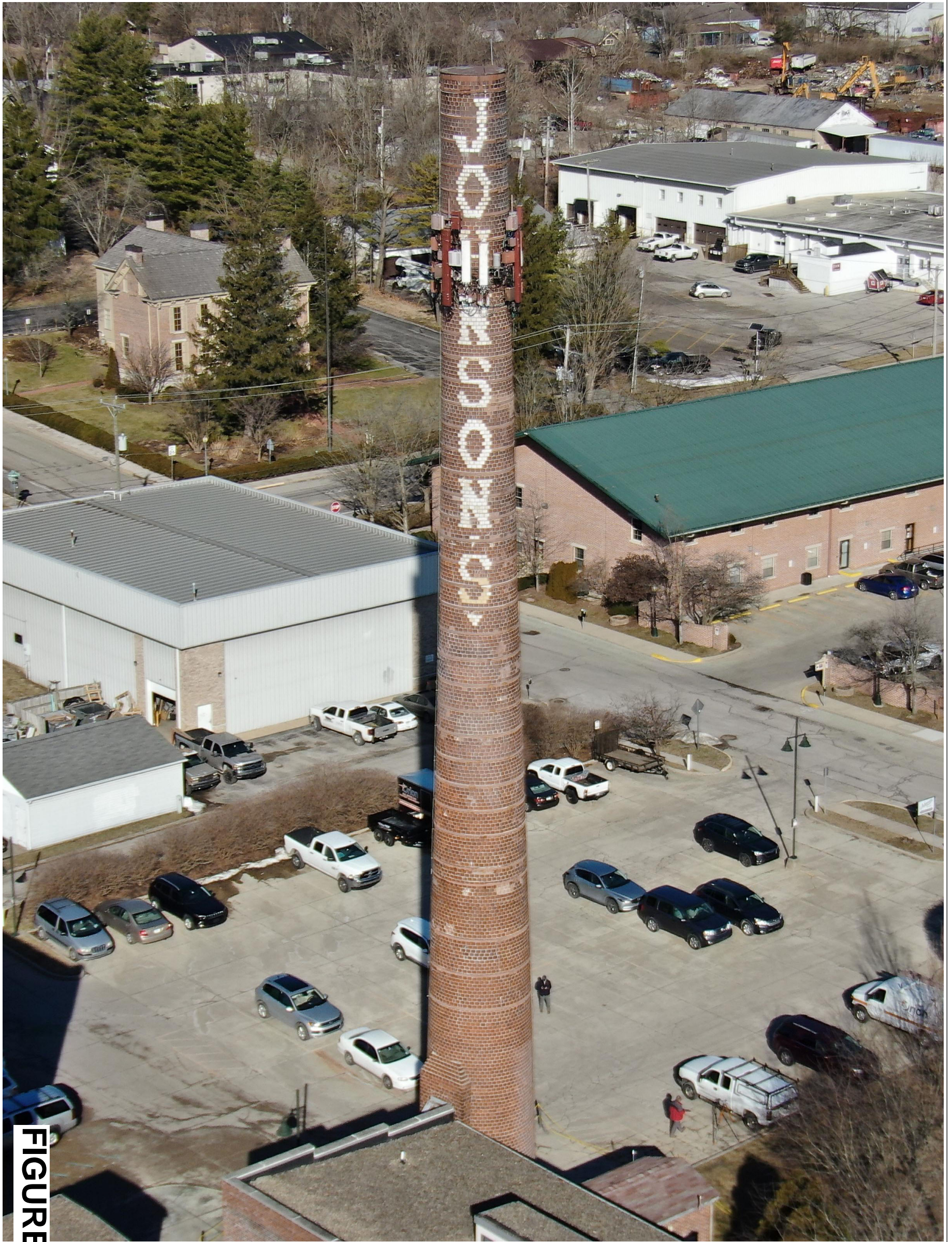
Scale



**FIGURE 9a**

① South Elevation  
3/32" = 1'-0"

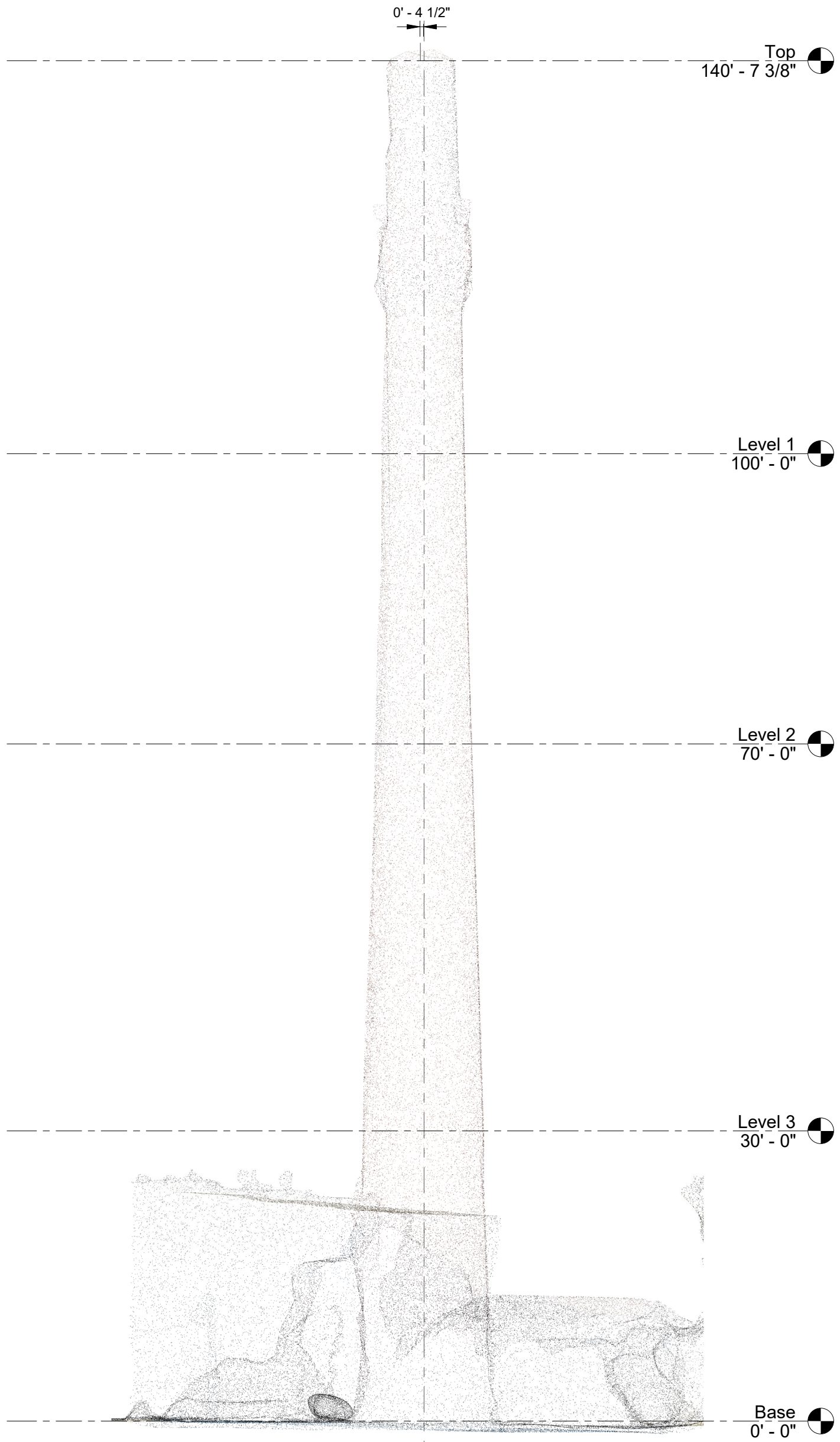
<b>ARSEE ENGINEERS</b> <small>CLIENT ORIENTED - BY DESIGN</small>	<b>SINCE 1968</b>	<b>SOUTH ELEVATION</b>	
		Project number Date Drawn by Checked by	Project Number Issue Date Author Checker
JOHNSON'S CREAMERY SMOKE STACK		<b>R7.1</b> Scale 3/32" = 1'-0"	



**FIGURE 10**

<b>ARSEE ENGINEERS</b> <small>CLIENT ORIENTED - BY DESIGN</small>	<b>SINCE 1968</b>	<b>SOUTH EAST ELEVATION PHOTO</b>		
		Project number	Project Number	<b>R8</b>
Date	Issue Date			
Drawn by	Author			
Checked by	Checker			
JOHNSON'S CREAMERY SMOKE STACK				

**FIGURE 10a**



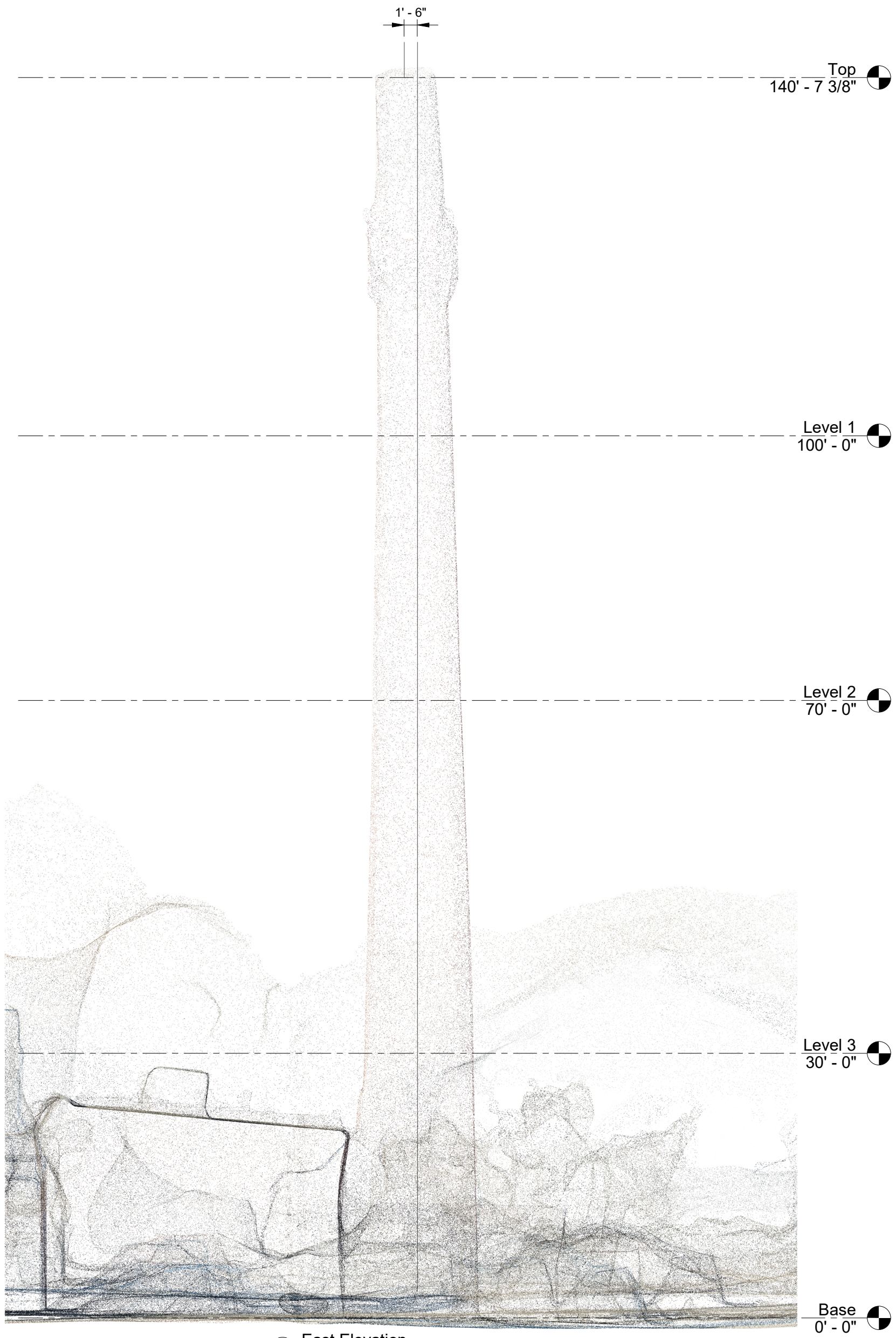
① South East Elevation  
3/32" = 1'-0"

<b>ARSEE ENGINEERS</b> <small>CLIENT ORIENTED - BY DESIGN</small>	<b>SINCE 1968</b>	<b>SOUTH EAST ELEVATION</b>	
		Project number Date Drawn by Checked by	Project Number Issue Date Author Checker
JOHNSON'S CREAMERY SMOKE STACK		<b>R8.1</b> Scale 3/32" = 1'-0"	



**FIGURE 11**

<b>ARSEE ENGINEERS</b> CLIENT ORIENTED - BY DESIGN	<b>SINCE 1968</b>	<b>EAST ELEVATION PHOTO</b>		
		Project number	Project Number	<b>R9</b>
Date	Issue Date			
Drawn by	Author			
Checked by	Checker			
JOHNSON'S CREAMERY SMOKE STACK				



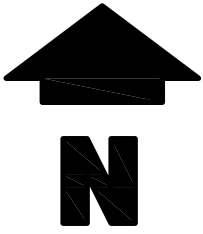
**FIGURE 11a**

① East Elevation  
3/32" = 1'-0"

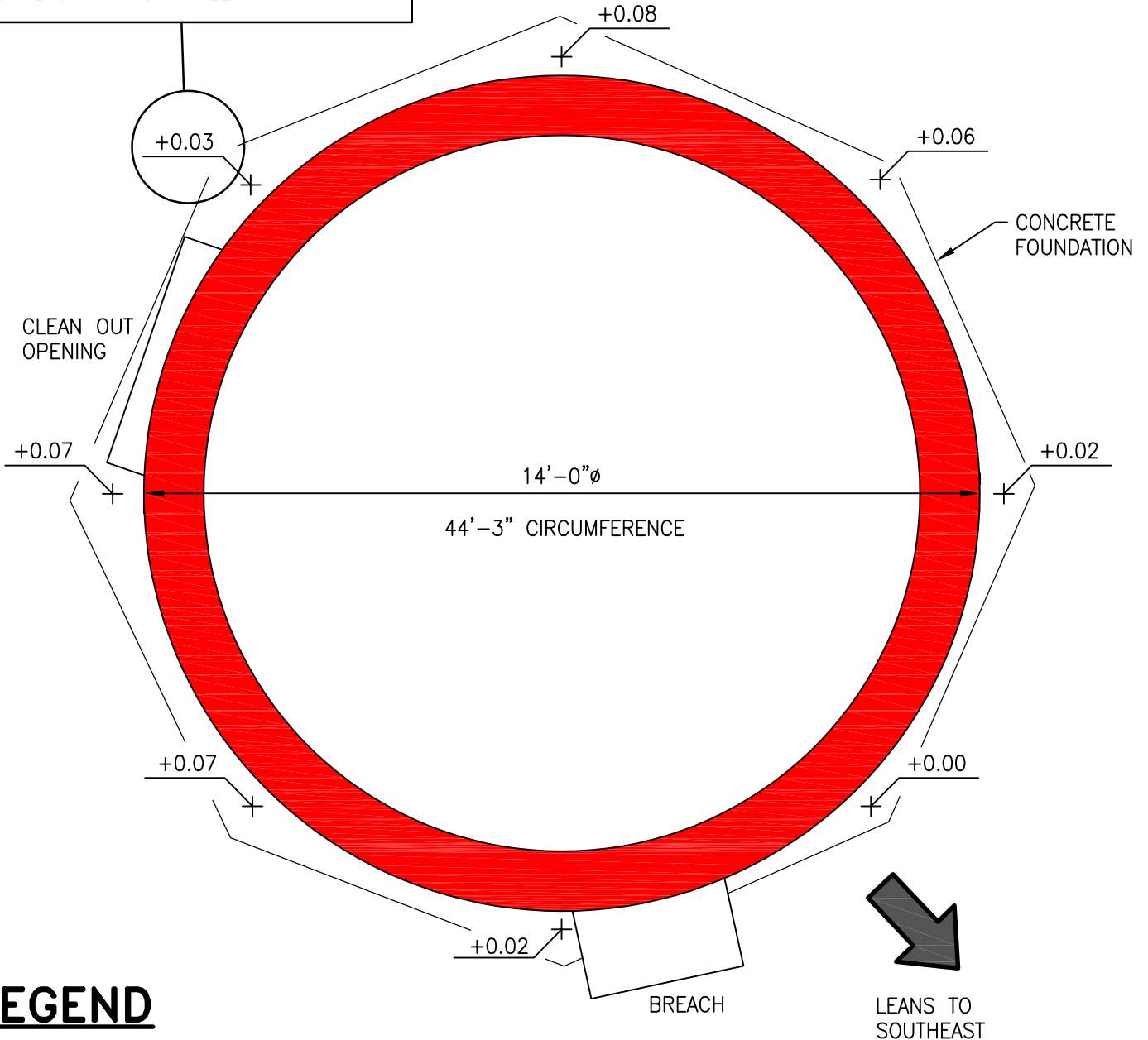
<b>ARSEE ENGINEERS</b> <small>CLIENT ORIENTED - BY DESIGN</small>	<b>SINCE 1968</b>	<b>EAST ELEVATION</b>	
		Project number    Project Number Date                      Issue Date Drawn by                      Author Checked by                      Checker	<b>R9.1</b>  Scale 3/32" = 1'-0"
JOHNSON'S CREAMERY SMOKE STACK			



FIGURE 12



ASSUMING THIS IS AN ANOMALY, THE TOP OF THE FOUNDATION TILTS DOWN TO THE SOUTHEAST APPROXIMATELY 1".

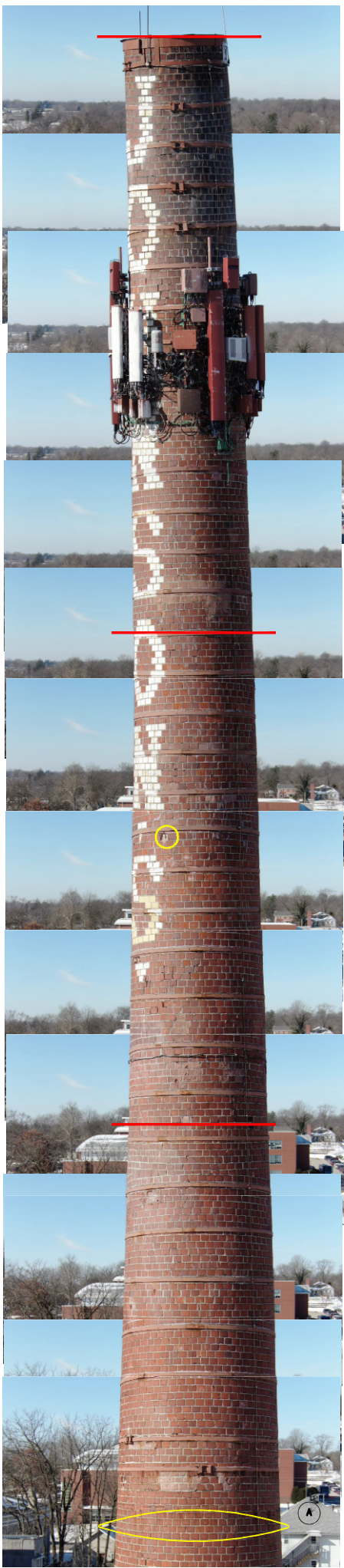


### LEGEND

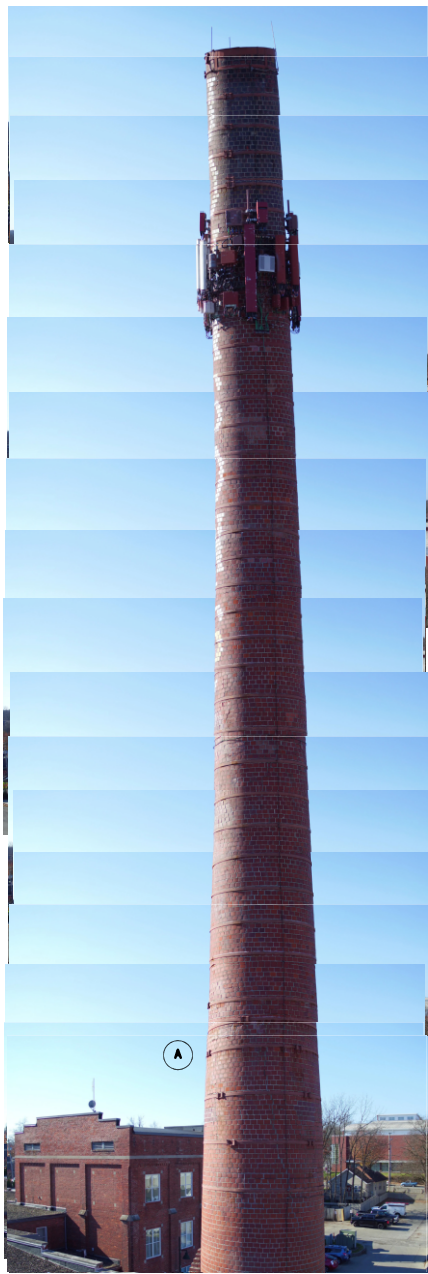
X.XX  
+ SPOT ELEVATION  
IN FEET

**FIGURE 13**

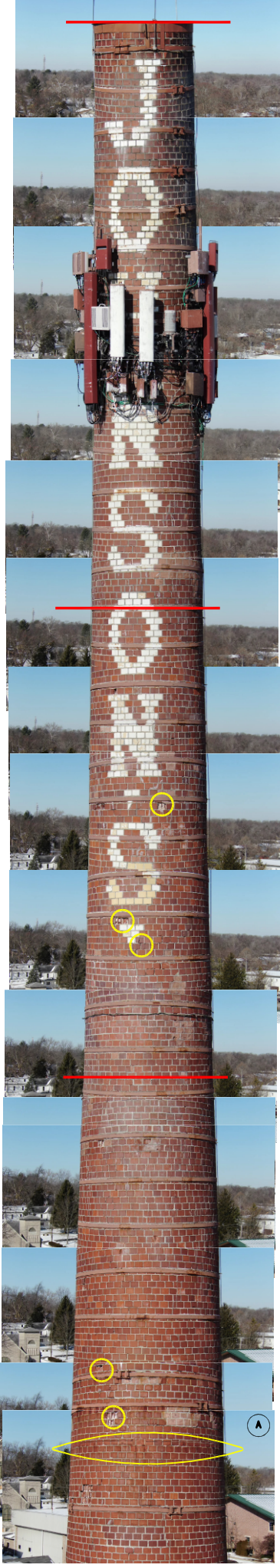




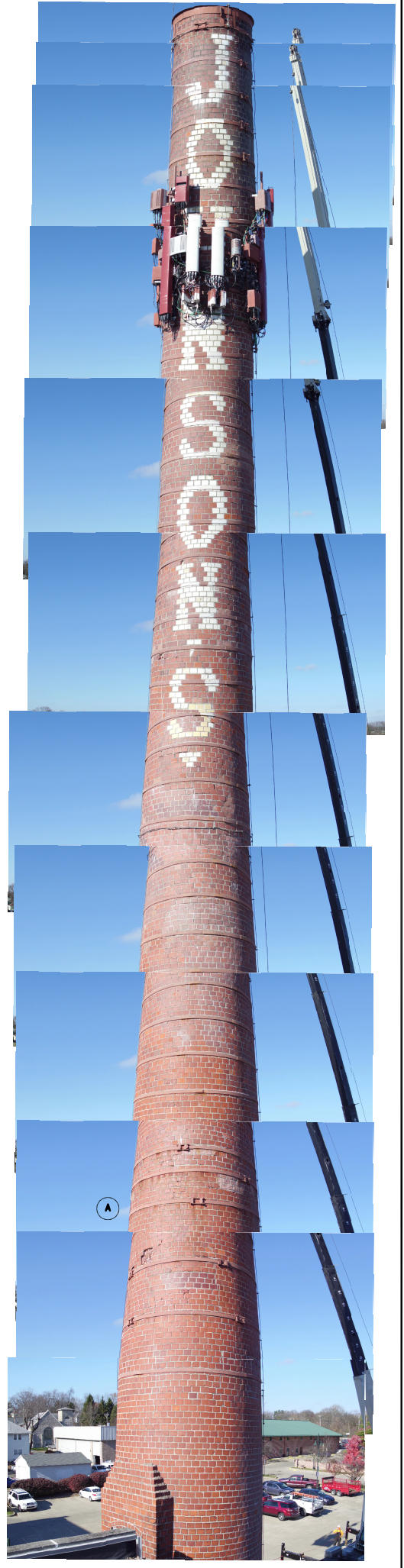
2022  
1 NEW SPALL



2017



2022  
5 NEW SPALLS



2017

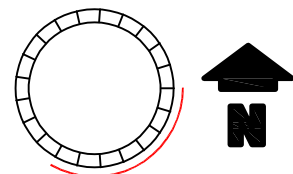
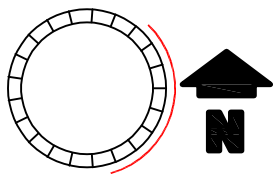


FIGURE 14

SHEET NO. S1	DATE	SCALE	DRAWN BY	CHECKED BY	TITLE	JOHNSON CREAMERY SMOKE STACK 2017 - 2022 COMPARISON	CONTROLLED BY <b>ARSEE ENGINEERS, Inc.</b> CLIENT ORIENTED — BY DESIGN 9715 KINCAID DRIVE, SUITE 100 FISHERS, INDIANA 46037-9459 317/594-5152 PHONE 317/594-9590 FAX
	DATE	SCALE	DRAWN BY	CHECKED BY	TITLE		

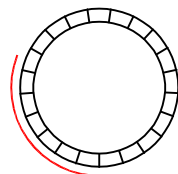
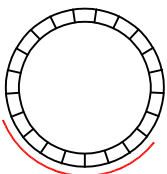


4 NEW SPALLS  
2022

2017

1 NEW SPALLS  
2022

2017



**FIGURE 15**

SHEET NO.  
S2

TITLE  
SOUTH AND SW  
ELEVATIONS

NO.	REVISION	DATE

JOHNSON CREAMERY  
SMOKE STACK  
2017 - 2022 COMPARISON

CREATED BY

**ARSEE ENGINEERS, INC.**

CLIENT ORIENTED — BY DESIGN

9715 KINCAID DRIVE, SUITE 100 317/594-5152 PHONE  
FISHERS, INDIANA 46037-9459 317/594-9590 FAX



2022

2017

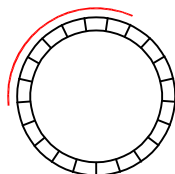


FIGURE 16

SHEET NO. S3	DATE	SCALE	DRAWN BY	CHECKED BY	TITLE	JOHNSON CREAMERY SMOKE STACK 2017 - 2022 COMPARISON	CLIENT ORIENTED — BY DESIGN 9715 KINCAID DRIVE, SUITE 100    317/594-5152 PHONE FISHERS, INDIANA 46037-9459    317/594-9590 FAX
	DATE	SCALE	DRAWN BY	CHECKED BY	TITLE		

**ARSEE ENGINEERS, Inc.**  
 CLIENT ORIENTED — BY DESIGN  
 9715 KINCAID DRIVE, SUITE 100    317/594-5152 PHONE  
 FISHERS, INDIANA 46037-9459    317/594-9590 FAX