



City of Wabash

Code Enforcement

CITY HALL
202 S. Wabash Street
Wabash, IN 46992

Office (260) 274-1011
Cell (260) 571-4623
FAX (260) 563-0876

UNSAFE STRUCTURE EVALUATION RATING

DATE: September 8, 2022

ADDRESS: 96 N. Huntington St.

NAME: Wilkinson Lumber building

1. Complaints from neighbors	Yes	No
2. Is the structure unoccupied	Yes	No
3. Fire damage	Yes	No
4. Unsecured or open to the elements	Yes	No
5. Interior walls or other vertical structures lifted or leaning	Yes	No
6. Foundation cracking, settling, or upheaval	Yes	No
7. Building has 33% or more of damage	Yes	No
8. Unfit for human habitation	Yes	No
9. Parts of the structure at risk of falling	Yes	No
10. Utilities services disconnected	Yes	No

Points for each Yes=1

Points for each No=0

Total Number of points available 10

TOTAL NUMBERS OF POINTS FOR THIS PROPERTY= 8

Notes: Building has been vacant since 2015. Recently, the roof and a portion of the north wall collapsed. This portion is unstable and a risk for falling. The structure is now open to the elements and mold is growing inside. Interior floors are spongy and the flooring is heaving.

Copy

**JEFF KNEE
ENFORCEMENT AUTHORITY
WABASH CITY HALL
202 S. WABASH STREET
WABASH, INDIANA 46992
(260) 563-4171**

HEARING NOTICE FOR UNSAFE BUILDING

Date: August 22, 2023

RE: ORDER TO REMOVE and/or REPAIR: 96 N. Huntington St. Wabash, IN 46992

Legal Description: The following described real estate situated in Wabash County, State of Indiana:

TRACT I: The North Ninety-three (93) feet of Lot 192 in the in the Original Plat of the town (Now City) of Wabash, Indiana.

ALSO: The east one half of the vacated alley, recorded June 14, 2005, in Instrument Number 2005R386065.

Parcel# 85-14-11-302-131.000-009

TRACT II: The North Ninety-three (93) feet of Lots 193 and 194 in the in the Original Plat of the town (Now City) of Wabash, Indiana.

Parcel# 85-14-11-302-132.000-009

As the Enforcement Authority for the City of Wabash, Indiana, you are hereby advised of the following:

YOU ARE HEREBY NOTIFIED that your building(s), and structure(s) located at **96 N. Huntington St. Wabash, IN 46992**, has/have been declared, by this office, to be unsafe requiring their removal.

**AFFIDAVIT OF SERVICE
IN COMPLIANCE WITH I.C. 36-7-9-25**

I, Jeff Knee, who being duly sworn upon his/her oath, deposes and says:

1. I am over the age of eighteen (18) years, have personal knowledge of the matters stated herein and am competent to testify to the matters set forth herein.
2. I am the Building Commissioner for the City of Wabash, Indiana.
3. I sent, by certified mail, return receipt requested, a Notice of Declaration of Unsafe Building on August 22, 2023 (copy attached) to the following:

NAME AND ADDRESS

DATE & NATURE OF RETURN

Wilkinson Lumber Co, Inc. P.O.Box 224 Wabash, IN 46992	Certified Mail – return receipt received on _____
Donald Lee 429 E. Hill St. Wabash, IN 46992	_____
Norfolk Southern 155 Green Meadows Drive South Lewis Center, OH 43035	_____

4. I also recorded a copy of this notice of Declaration of Unsafe Building, dated August 22, 2023, with the office of the Recorder of Wabash County, Indiana.

5. I, Jeff Knee, affirm under the pains and penalties for perjury that the foregoing statements are true and correct to the best of my knowledge, information, and belief this 22nd day of August, 2023.

The City of Wabash desires to make reasonable accommodations to persons with handicaps or disabilities in order that all persons may fully participate in the public hearing. In that regard, if you need reasonable accommodations to attend a public meeting, you are to contact the Mayor's Secretary, ADA Coordinator, Wabash City Hall, 202 South Wabash Street, Wabash, Indiana 46992, (260) 563-4171 between 8:00 a.m. and 4:00 p.m., at least twenty-four (24) hours prior to the meeting. Please indicate the accommodation requested and every reasonable effort will be made to comply with your request.

If you have questions, please contact me at the above address or phone number.

Jeff Knee, Building Commissioner
City of Wabash, Indiana

STATE OF INDIANA)
) SS: Wilkinson Lumber Co., Inc.
 Norfolk Southern Railroad
COUNTY OF WABASH)

Before me, a Notary Public, residing in Wabash County, State of Indiana, this 22nd day of August 2023, personally appeared the above named, Jeff Knee, and acknowledged the execution of the foregoing Hearing Notice for Unsafe Building for the uses and purposes contained therein.

Commission Expires:

_____, Notary Public

This instrument was prepared by:

Jeff Knee
Building Commissioner
City of Wabash
202 S. Wabash St.
Wabash, IN 46992





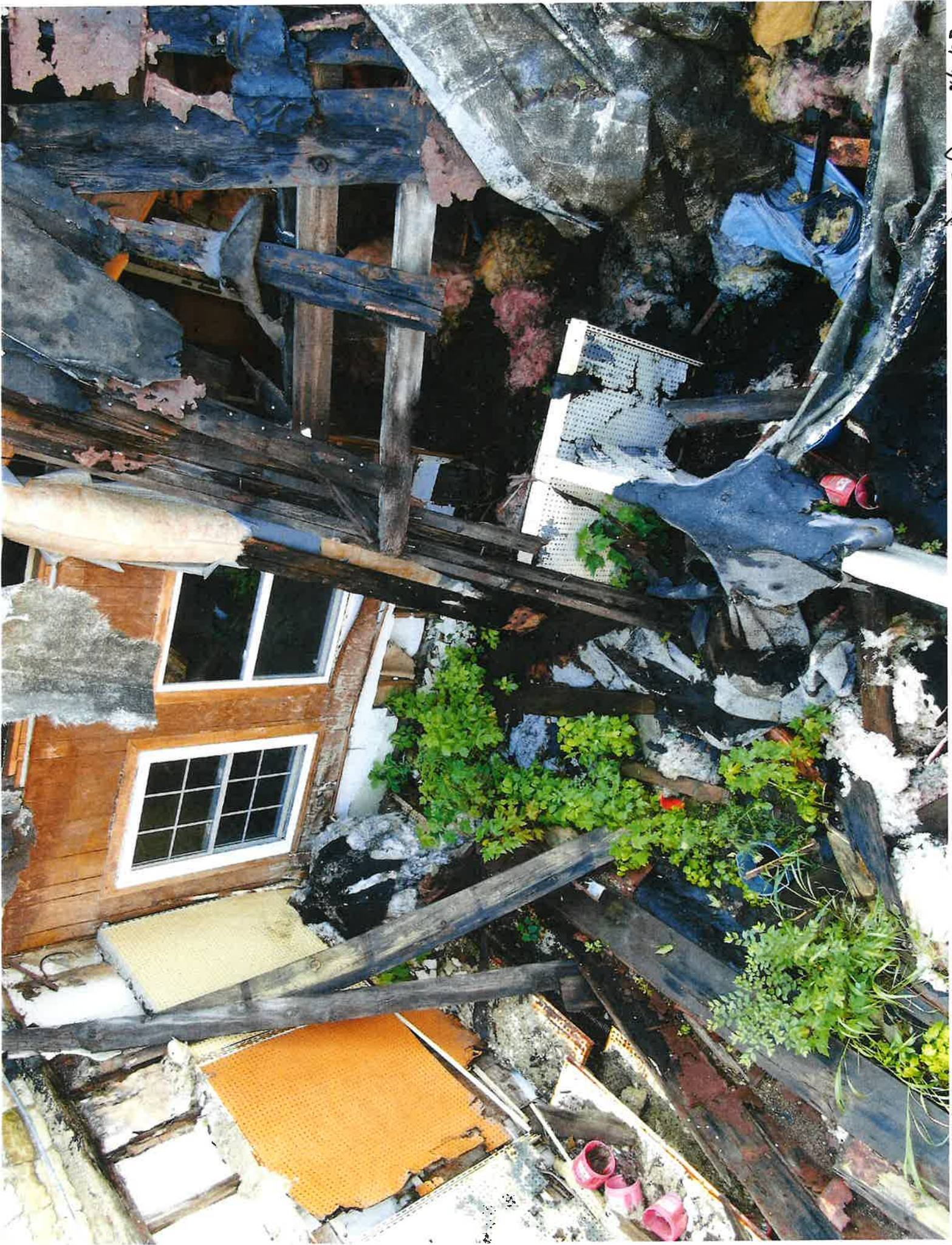
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