

**PERMIT**

**CITY OF NAPOLEON, OHIO — DEPT. OF BUILDING & ZONING**

**255 W. Riverview Avenue, Napoleon, Ohio 43545 (419) 592-4010**

022

Permit No. \_\_\_\_\_ Date March 12, 1980

Job Location 1099 Hurst Valuation \$ \_\_\_\_\_

Owner Martin J. Dickmader & Robert Zellers Address Hurst Drive

Contractor Burdette Rathge Telephone No. 758-3561

Address Rt. 2, Napoleon, Ohio

Electric Contractor \_\_\_\_\_

Plumbing Contractor \_\_\_\_\_

Mechanical Contractor \_\_\_\_\_

**This permit is issued for work described in the plans, specifications, and/or application submitted, as approved by the Building Commissioner of the City of Napoleon, Ohio. Work shall conform to all pertinent construction and land use Codes and Ordinances.**

**Work Information:**

Residential X (1) Commercial \_\_\_\_\_ Industrial \_\_\_\_\_  
No. dwelling units

New Construction \_\_\_\_\_ Addition \_\_\_\_\_ Remodel \_\_\_\_\_

Brief Description of Work ~~XXXXX~~ Demolition of present structure

ISSUED BY R. E. Johnson Building Official B.A. DEPT. OF BUILDING & ZONING

**It is the owners or contractors responsibility to call the Building Department for the following (x) inspections:**

- \_\_\_\_\_ Footing excavation prior to placing concrete.
- \_\_\_\_\_ Footing drains and foundation prior to backfill.
- \_\_\_\_\_ Prepared sub-grade prior to placing concrete floor slab.
- \_\_\_\_\_ Sanitary sewer
- \_\_\_\_\_ Rough-in electrical, plumbing and service framing prior to installing wall board.
- \_\_\_\_\_ Final electrical, plumbing and heating.
- \_\_\_\_\_ Final building inspection, prior to occupancy.

**PERMIT & FEES**

Building Permit	\$ _____
Electrical Permit	\$ _____
Plumbing Permit	\$ _____
Mechanical Permit	\$ _____
Demolition Permit	\$ <u>10.00</u>
Zoning Permit	\$ _____
Sign Permit	\$ _____
Water Tap	\$ <u>pl. 3-11-80</u>
Sewer Tap	\$ _____
Temp. Elec.	\$ _____
Other _____	\$ _____
<b>TOTAL FEES</b>	\$ <u>10.00</u>
<b>LESS FEES PAID</b>	\$ <u>10.00</u>
<b>BALANCE DUE</b>	\$ <u>-0-</u>

**Permit is not valid until all fees are paid in full, and shall be void if work is not started within six months of date above.**



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Address Rt. 2, Napoleon, Ohio  
Electric Contractor \_\_\_\_\_  
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Brief Description of Work Demolition of present structure

ISSUED BY [Signature] Building Official DEPT. OF BUILDING & ZONING

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# INSPECTION RECORD

UNDERGROUND		ROUGH-IN & FINAL			
Type	Date	By	Type	Date	By
<b>PLUMBING</b>	Sewer Connection		Drainage, W. & Vent		
	Building Sewer		Water Piping		
	Water Piping		Condensate Lines		
			Indirect Waste		
				FINAL APPROVAL	
<b>ELECTRICAL</b>	Floor Ducts Raceways		Rough Wiring		
	Conduits & or Cable		Conduits/ Cable		
	Grounding & or Bonding		Service Panel		
			Switchboard		
			Subpanels		
<b>MECHANICAL</b>	Refrigerant Piping		Refrigerant Piping		
	Ducts/ Plenums		Ducts/ Plenums		
			Ventilation		
			Supply		
			Exhst.		
<b>BUILDING</b>	Location, Set-backs, Esmt(s)		Wall Construction		
	Excavation		Crawl Space		
	Footings & Reinforcing		Floor System(s)		
	Sub-soil Drain		Roof System		
	Foundation Walls		Fire Wall(s)		
	Floor Slab		Roof Cover/ Roof Drain		
FINAL APPROVAL BLDG. DEPT			Certificate of Occupancy Issued		#

# MEMO

from TOM TERRANOVA

TO JOHN FRUCHEY DATE 5-26-76 TIME

SUBJECT FIRE INSPECTION REPORT (ELECT. WIRING)

RE: INSPECTION OF 1099 HURST DRIVE  
ON MAY 20, 1976 - HOGREFE OWNER

→ AS REQUIRED UNDER THE STANDARDS  
SET FORTH IN ORDINANCE NO. 1013 WHICH  
AMENDS ORDINANCE NO. 895 (NUISANCE  
ORDINANCE), BOTH THE FIRE AND  
BUILDING INSPECTOR IS REQUIRED TO  
SEND A NOTICE OF VIOLATIONS TO  
THE OWNER AND THE CITY MANAGER.

- IN ADDITION PLEASE SUBMIT A COPY  
OF YOUR FIRE INSPECTION REPORT  
TO THE ENGINEERING DEPT. FOR  
MY RECORDS. I IN TURN WILL  
GIVE YOU A COPY OF MY  
REPORT IF YOU SO DESIRE.

THANK YOU FOR YOUR COOPERATION!

*[Signature]*

REPLY  INITIAL AND RETURN  SEE ME



# APPLICATION FOR PERMIT TO TAP SEWER

(Print or Type)

Owner MARTIN DICKMANDER - ROBERT ZELLERS NO. \_\_\_\_\_

Address HURST DRIVE BLDG. PERMIT 022

Contractor BORDETTE RATHGE PERMIT FEE \$ \_\_\_\_\_

Address RT 2 Napoleon Tel. 758-3561 DATE PAID \_\_\_\_\_

for office use only

### LOCATION OF CONNECTION

Street and No. 1108 HURST Sanitary  Storm \_\_\_\_\_

Lot No. 109, 110, 111 Subdivision MAJESTIC HEIGHTS Size of Tap \_\_\_\_\_

Size and Type of Sewer \_\_\_\_\_ ALL WORK MUST BE INSPECTED

I certify that the sewer will be used only as indicated and no other Drainage will be connected.

Date \_\_\_\_\_ Signature \_\_\_\_\_

owner-builder agent

do not write below this line

### INSPECTION RECORD

Date Inspected \_\_\_\_\_ Size and Type of Sewer 4" VIT

Location \_\_\_\_\_ Depth \_\_\_\_\_ Type of Test \_\_\_\_\_

Inspected and Approved By: Bruce Williams 4-29-80

Inspector

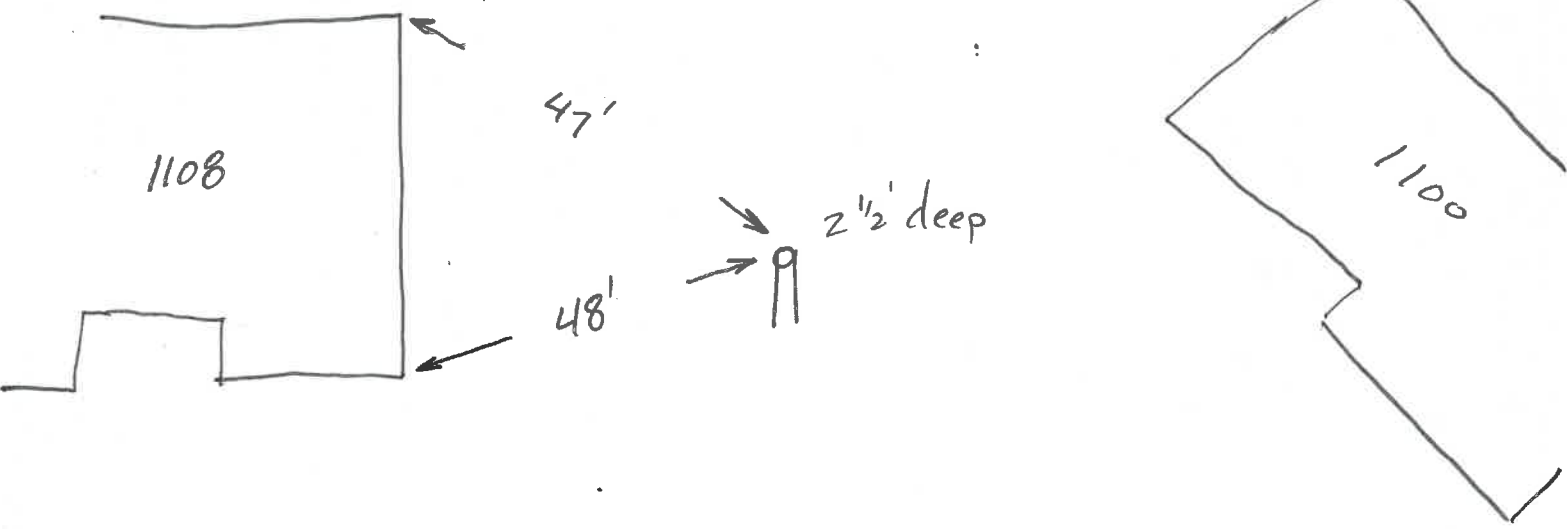
Date

Additional Information A RESIDENCE AT THIS LOCATION WAS DEMOLISHED +

THIS IS THE LOCATION OF THE SEWER CONNECTION

Send copy to: \_\_\_\_\_

### SKETCH OF INSTALLATION



HURST DR

White-Applicant

Yellow-Building Dept.

Pink-Clerk-Treasurer





CITY OF NAPOLEON  
 BUILDING INSPECTION DEPARTMENT  
 APPLICATION FOR BUILDING PERMIT  
 (please print or type)

I, undersigned hereby make application for construction, installation, or alteration work as herein specified, agreeing to do all such work in strict accordance with the City of Napoleon's adopted Building Codes.

Location of project 1099 Hurst Cost of Project \_\_\_\_\_

Owner's Name Martin J Dickmeyer and Address Hurst Drive

Contractor Robert Zellens Telephone No. 758-3561  
Burdette Rathge

Address Rt 2 Napoleon, O.

Is information not required for siding job? \_\_\_\_\_

Lot No. 107-108 Subdivision Majestic Heights

Lot Size 54 ft X 125 ft. Area \_\_\_\_\_ sq. ft.

Front \_\_\_\_\_ Right Side \_\_\_\_\_ Left Side \_\_\_\_\_ Rear \_\_\_\_\_

Use of Building \_\_\_\_\_

Residential  Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

Manufacturing \_\_\_\_\_ Addition \_\_\_\_\_ Removal \_\_\_\_\_

Other \_\_\_\_\_ Specific Type \_\_\_\_\_

Description of Work: Demolition of present structure

Depth 44 ft Width 24 1/2 ft No. of Stories One

Basement \_\_\_\_\_ sq. ft. \_\_\_\_\_

Accessory Building \_\_\_\_\_ sq. ft. \_\_\_\_\_

Other \_\_\_\_\_ sq. ft. \_\_\_\_\_

Additional Information: House 10 1/2' high - Ceilings in house 7' high

THIS PERMIT (IF PERMITTED) SHALL BE ACCOMPANIED BY TWO COMPLETE SETS OF PLANS INCLUDING ELEVATIONS, FLOOR PLANS, CROSS SECTIONS AND PLOT PLAN. IF REMOVAL OR RECONSTRUCTION, SHOW ALL EXISTING STRUCTURES AND THEIR SIZE AND LOCATION. ALL PLANS SHALL BE DRAWN TO SCALE.

3-11-80

Applicant's Signature

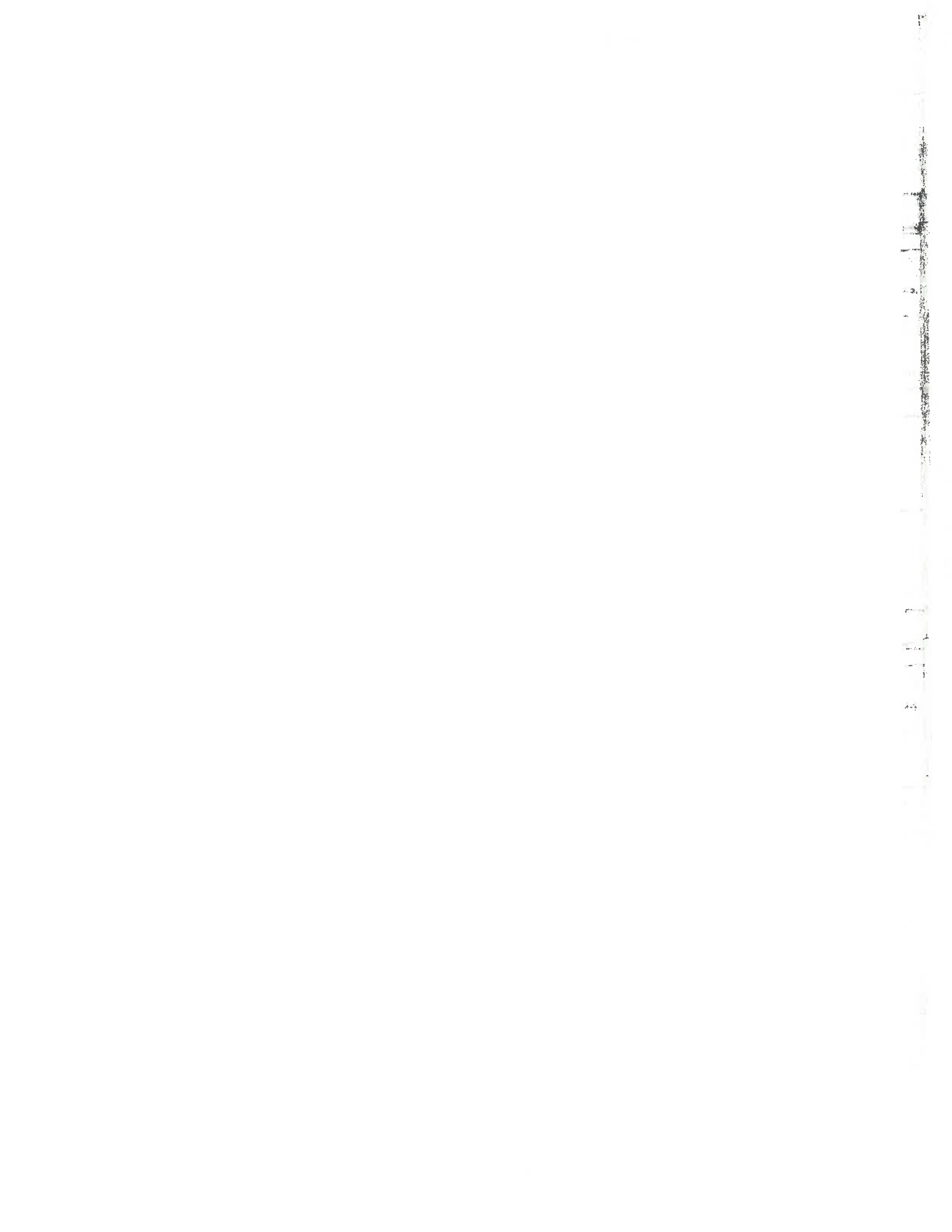
*Martin J Dickmeyer*  
*Robert D Zellens*

PERMIT NO. 022

PERMIT FEE \$ 10.00







# CITY OF NAPOLEON WORK ORDER

No. 39377

Dept. Water

Name Martin Dickman

Date Ordered 3-10-80

Address 1090 Hurst

By R.D.

LOCATION	Remove			Install		
	No.	Date	Rdg.	No.	Date	Rdg.
Electric						
Water	<u>7754560</u>	<u>12 MAR 80</u>	<u>007</u>			
Water Hr.						

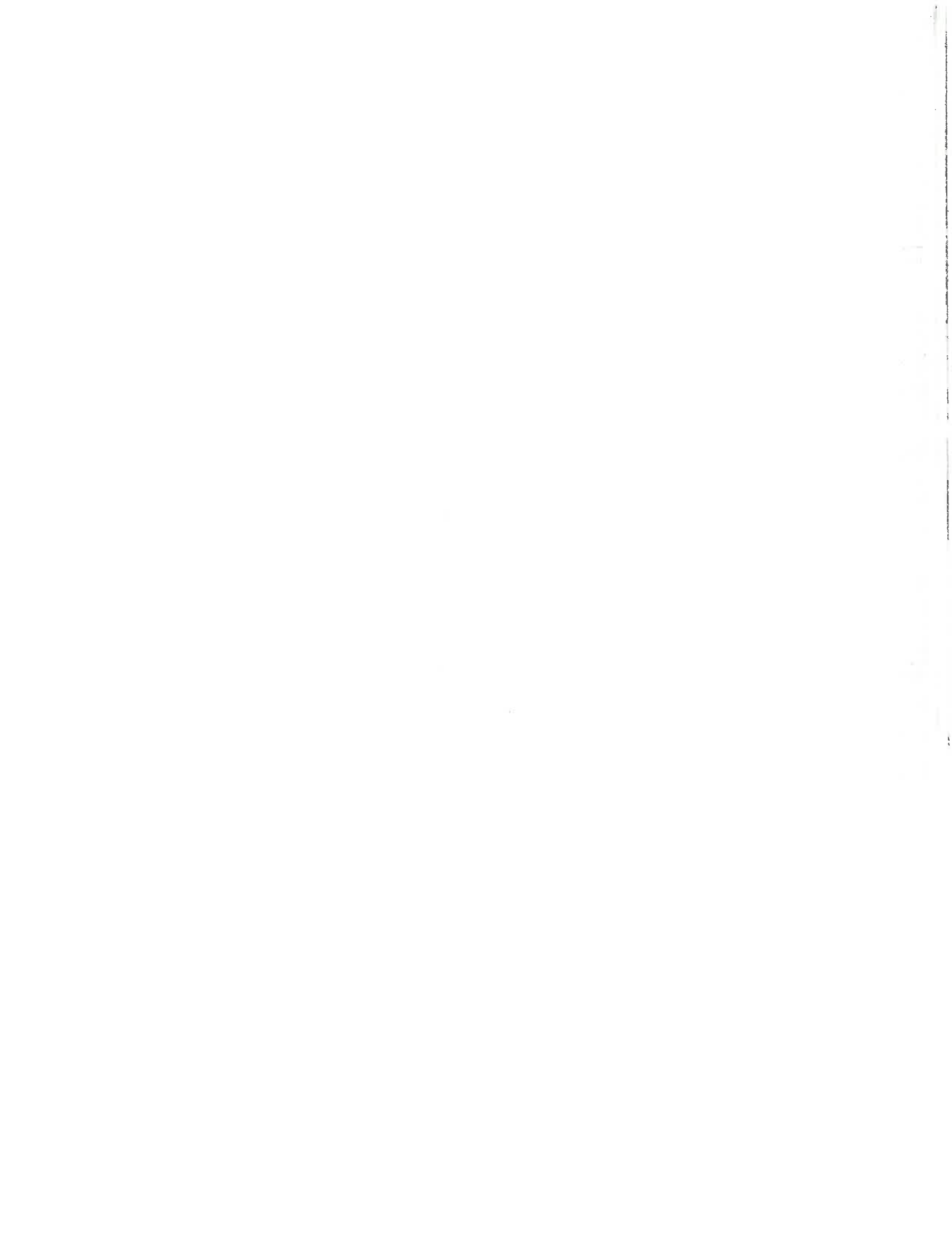
Request: remove meter as shown in photo

down house

<u>Meter removed</u>						

Date Completed 12 MAR 80

By Joel Mike





OHIO GAS COMPANY  
Napoleon, Ohio 43545

April 28, 1980

City of Napoleon  
Building Inspector  
255 Riverview Ave.  
Napoleon, Ohio 43545

Att.: Bruce Weirauch

Mr. Weirauch:

Service to Hogrefe property, 1099 Hurst Dr., Napoleon, Ohio has been  
cut off, April 21, 1980.

Sincerely,

*Paul Lange*

Paul Lange, Mgr.  
Ohio Gas Company  
614 N. Perry St.  
Napoleon, Ohio 43545

*Rec'd.  
4-29-80*

PL/dmp

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RECEIVED

MAY 6 1976

CITY OF NAPOLEON  
ENGINEERING DEPT.BY: PWP

The residence pictured above is located on Hurst Drive, Napoleon, Ohio and is apparently owned by the Henry Hogrefe heirs, Napoleon, Ohio. Several attempts have been made by the Robert Zeller and Martin Dickmader families to purchase this property from the late Henry Hogrefe. All of these attempts were thwarted by Mr. Hogrefe.

This residence appears very unsightly and is a neighborhood eyesore. It is apparently insect infested and the previous tenant complained of finding rats in the kitchen cabinets. A great deal of junk has been dumped down the hillside behind the residence.

The residence appears to be inadequate housing and it depreciates the value of the homes nearby to such an extent that these people have been unable to sell their homes. We feel that this building truly constitutes a nuisance to our neighborhood.

As all other attempts to solve this situation have failed, we respectfully request that this dwelling be condemned and demolished.

NAME

ADDRESS

Mrs. & Mrs. Martin J. Dickmader	1100 Hurst Drive, Napoleon, Ohio
MR & Mrs Robert D Zellers	1108 Hurst Drive Napoleon Ohio
John F. Orwig	4 Martha, Napoleon
Nancy S. Orwig	9 Martha Lane Napoleon, O.
Kathleen Debolt	1094 Hurst Dr
Margaret Frady	101 Hurst Dr Napoleon Ohio
Mr and Mrs Allan A. Grothe	1098 Hurst Dr Napoleon Ohio 43545
James Stevens	203 Hurst Drive, Napoleon.
Teresa Stevens	203 Hurst Dr., Nap.
Harmon Berill	1 Martha Lane Napoleon
Henry C. Orwig	2 Martha Lane, Napoleon
Nadine J. Gaylord	2 Martha Lane, Napoleon
Mr & Mrs Henry A. Pecht	1030 River View Napoleon O.
Mr. & Mrs. Leonard Clark	1020 River View Napoleon, O.

(OVER)

Mrs Ronald Spilott 6 Matheson Ave Napoleon Ohio  
Mrs & Mrs Burdette Russell 110 Hurst Dr. Napoleon, Ohio

---

please send copy to Martin Dechmader, also Mr Zellars

ENGINEERING DEPARTMENT  
INTEROFFICE COMMUNICATION

Date May 20, 1976

To: Mrs. Hegrefe From: City of Napoleon - Building Department  
Subject: Letter of Consent to Enter Building

I, Neva Hogrefe, agree and allow ~~Inspectors from~~  
~~the City Building Dept., Fire Dept.~~ and ~~the Henry County~~  
~~Health Department~~ to enter <sup>↓ 1099</sup> ~~the dwelling on Hurst Drive~~  
in order to conduct an investigation to determine if the building is  
fit for human habitation.

Neva Hogrefe



June 3, 1976

Mr. Robert Hogrefe  
State Route 424 East  
Napoleon, Ohio 43545

Subject: Inspection of 1099 Hurst Drive

Dear Mr. Hogrefe:

An investigation of a complaint was made on the condition of the property you own at 1099 Hurst Drive, Napoleon, Ohio, presently occupied by the Banks family. This inspection was conducted on May 20, 1976 by Mr. Fruchey, Fire Inspector, Mr. Holtsberry and Mr. Zellers, sanitarian for the Henry County Health Department, and myself. The following conditions is evident and is in violation of City Ordinances No. 1104, 895 and 1000:

- (1) Junk and rubbish discarded over the hill to rear of the property.
- (2) Southeast corner of roof system structurally unsound and requires replacement of supporting members.
- (3) Electrical system over-fused and main disconnect below meter deteriorated to a point where it constitutes a fire hazard.
- (4) Electrical system not grounded in an approved matter.

Items (1) through (4) should be corrected and re-inspected by this department on or before July 3, 1976. If, you fail to correct these conditions within the specified compliance time, I will have no other alternative but to turn the matter over to the City Law Director for possible legal action against the Hogrefe estate.



If you have any further questions please feel free to contact me at the city building or phone 592-4010.

Sincerely yours,

Thomas W. Terranova  
Building & Zoning Inspector  
Engineering Department

TWT/jc

cc. Mr. Fruchey - Fire Inspector  
Mr. Holtsberry - Sanitarian

COPIES SENT TO

MR. & MRS. ROBERT ZELLERS

MR. & MRS. MARTIN, DICKMAN

BY YWP 6/3/76





HENRY COUNTY

# Department of Health

Court House  
NAPOLEON, OHIO  
June 2, 1976

RECEIVED

JUN 2 1976

CITY OF NAPOLEON  
ENGINEERING DEPT.  
BY: A.W.P.

Mr. Robert Hogrefe  
St. Rt. 424 E  
Napoleon, Ohio 43545

Dear Mr. Hogrefe:

An investigation of a complaint was made on the property which your family owns on Hurst Drive in the City of Napoleon. This inspection was conducted 5-20-76 with employees of this department, City of Napoleon Building Inspector, and Napoleon City Fire Captain.

At the time of inspection the following conditions were found that are in the jurisdiction of this department:

- 1) An amount of junk and refuse was discarded over the hill on the north side of the property.
- 2) Evidence of prior rodent entrance to the dwelling, with no activity at this time.

Your assistance in getting this condition corrected would be appreciated.

If we can be of any further assistance, please contact us.

Sincerely,

James E. Holtsberry, Sanitarian

Terry L. Zeller, Sanitarian

cc City of Napoleon  
Fire Department  
Building Inspector





**The City of Napoleon**  
**FIRE DEPARTMENT**  
**NAPOLEON, OHIO**



John E. Fruchey, Captain  
 Fire Prevention Bureau  
 265 West Riverview Avenue  
 Napoleon, Ohio 43545  
 June 3, 1976

**RECEIVED**

JUN 3 1976

CITY OF NAPOLEON  
 ENGINEERING DEPT.

BY: *[Signature]*

Mr. Robert Hogrefe  
 St. Rt. 424 East  
 Napoleon, Ohio 43545

Dear Mr. Hogrefe:

Upon a inspection on May 20, 1976 that I made upon the porperty located at 1099 Hurst Drive I found the following violations under Ordinance Nummer 1013 Section 53.1.

1. Extension cord to gas heating stove, not heavy enough wiring.
2. Inporper wire size from main fuse panel to the distribution panel.
3. Distribution panel over fused.
4. Inproper wire from main fuse panel to the electric stiove in kitchen.
5. Wall plugs covers and switch covers missing in every room.

The above shall be corrected withen 30 days from the date that shall be given below.

If not correted at that time then legal action shall be taken.

The starting date of the above order is June 10, 1976. If there are any questions, please feel free to contact me at any time.

Very truly yours,

*[Signature of John E. Fruchey]*  
 John E. Fruchey, Captain  
 Fire Prevention Bureau

SENT COPIES TO  
 MR. & MRS. ROBERT ZELLERS  
 MR. & MRS. MARTIN DICKMANDER



CITY OF NAPOLEON  
FIRE DEPARTMENT  
FIRE DEPARTMENT COMMUNICATION

RECEIVED

JUN 3 1976

CITY OF NAPOLEON  
ENGINEERING DEPT.

BY: AWP

Date MAY 20, 1976

MR TOM TERRANOVA From: JOHN E. FRUCHEY  
1049 HARST DRIVE - HOGREFFE PROPERTY

UPON THE INSPECTION ON MAY 20, 1976 I NOTED THE  
FOLLOWING DISCREPANCIES. THESE ARE CONDITIONS  
FROM ORDINANCE 1013, SEC. 53.1 CONDITIONS CONSTITUTING  
VIOLATION. NO. 1

NO 1, EXTENSION CORD TO GAS HEATING STOVE, NOT  
HEAVY ENOUGH WIRING.

NO 2, IMPROPER WIRE SIZE FROM MAIN FUSE PANEL TO  
DISTRIBUTION PANEL.

NO 3, DISTRIBUTION PANEL OVER FUSED.

NO 4, IMPROPER WIRE FROM MAIN FUSE PANEL TO  
THE ELECTRIC STOVE IN KITCHEN.

NO 5, WALL PLUG COVERS AND SWITCH COVERS OFF  
IN EVERY ROOM. THERE SHALL BE COVERS ON ALL  
OF THESE.

John E. Fruchey, Capt.  
Fire Inspector



July 7, 1976

Rice, Pugh, Plassman, Rupp & Lauber  
302 N. Defiance Street  
Archbold, Ohio 43502

Attention: Mr. Harold H. Plassman

Dear Harold:

I understand you are handling the Estate of Henry Hogrefe. At least two notices have been sent from our City under the nuisance ordinance regarding debris and poor electrical conditions on property owned by him on Hurst Drive. Please get in touch with Mr. Terinova, our Building Inspector, and he will explain to you what needs to be done, and you can let him know what arrangements will be made to take care of this.

Very truly yours,

Marlowe Witt  
Attorney at Law

MW/wy

CC: Building Inspector

July 1, 1970

Rice, Pugh, Plassman, Rupp & Lauber  
302 W. Delaware Street  
Archbold, Ohio 43802

Attention: Mr. Harold H. Plassman

Dear Harold:

I understand you are handling the estate of Henry Hogrebe. At least two notices have been sent from our City under the nuisance ordinance regarding debris and poor electrical conditions on property owned by him on Hurst Drive. Please get in touch with Mr. Terinova, our Building Inspector, and he will explain to you what needs to be done, and you can let him know what arrangements will be made to take care of this.

Very truly yours,

Harlowe Witt  
Attorney at Law

HW

CC: Building Inspector



LAW OFFICES OF  
RICE, PUGH, PLASSMAN, RUPP, LAUBER & HENSAL

302 NORTH DEFIANCE STREET  
ARCHBOLD, OHIO 43502  
419-445-8815

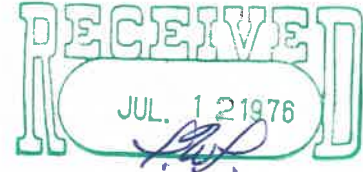
152 SOUTH FULTON STREET  
WAUSEON, OHIO 43567  
419-335-1560

HAROLD H. PLASSMAN  
DAVID R. RUPP, JR.  
ROBERT C. LAUBER  
JAMES HENSAL  
~~XXXXXXXXXXXX~~

PLEASE REPLY TO: Archbold

July 9, 1976

OWEN RICE  
F. MERCER PUGH  
OF COUNSEL



Mr. James Donovan  
Meekison and Donovan  
Attorneys at Law  
609 North Perry  
Napoleon, Ohio 43545

Re: Estate of Henry Hogrefe, Deceased

Dear Jim:

I enclose herewith a copy of a letter dated July 7, 1976 received from Marlowe Witt.

The three sons of Henry Hogrefe confirm that there was an oral understanding whereby Hillard Banks was to be permitted to purchase the Hurst Drive property for \$7,000.00 at the rate of \$20.00 per week with interest on the unpaid balance to be at 8% per annum. My secretary has made the computations as you have suggested and as of May 8 the balance would appear to be \$6,303.63. I have not double checked her computations in detail but I notice one discrepancy at the beginning in that she has credited Mr. Banks with a \$500.00 payment on April 6, 1974 and your letter apparently claims a payment of \$800.00. This discrepancy will need to be reconciled.

I would appreciate it if you would contact Mr. Banks as soon as possible and determine whether the contract payments could be brought to a current status on the basis of \$20.00 per week since inception on April 6, 1974. If he cannot, perhaps the estate will waive the past delinquency and merely look for regular payments in the future. In any event, I would like your suggestion on the approach you would like to have used to reduce these terms to writing.



Mr. James Donovan

Page 2

July 9, 1976

Obviously if your client is a purchaser of the property, then the deficiencies claimed by the building inspector would properly be the burden of your client. If, on the other hand, Mr. Banks does not desire to purchase the property, after review of the entire matter with him, then please let us know so that the building inspector receives attention from the proper party.

So that Marlowe is informed, I am sending a copy of this letter to him.

Very truly yours,

RICE, PUGH, PLASSMAN,  
RUPP, LAUBER & HENSAL

HHP:jms

Enc.

cc: Mr. Marlowe Witt

