

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

No. 050233

SENT TO <i>Mr. Clyde Frakes</i>		POSTMARK OR DATE
STREET AND NO. <i>817 Daggett Ave</i>		
P.O., STATE AND ZIP CODE <i>Napoleon Ohio 43545</i>		
OPTIONAL SERVICES FOR ADDITIONAL FEES		
RETURN RECEIPT SERVICES	1. Shows to whom and date delivered 15¢ With delivery to addressee only 65¢	
	2. Shows to whom, date and where delivered .. 35¢ With delivery to addressee only 85¢	
	DELIVER TO ADDRESSEE ONLY 50¢	
	SPECIAL DELIVERY (extra fee required)	
PS Form 3800 Apr. 1971		NO INSURANCE COVERAGE PROVIDED— NOT FOR INTERNATIONAL MAIL
		(See other side) * GPO : 1974 O - 551-454

817 Daggett Ave.
Napoleon, Ohio 43545

Re: 808 West Main St. Dwelling
Violation of Ordinance No. 895

Dear Mr. Frakes:

You assured me on April 7, 1975 that within one month's time you would begin demolishing the above mentioned dwelling. As of May 12, 1975 you have taken no action, so I am therefore requesting a written letter within 7 days of this notice informing the City of Napoleon what your arrangements are in demolishing the subject dwelling. If you do not respond within the given time I will have no alternative but to take legal action against you.

Attached you will find a copy of the following: letter of names and addresses of complainatives, letter of my report after conducting inspection of subject dwelling and letter of Dept. of Health inspection.

Should you have any questions concerning the inspection reports or if I can be of help to you in correcting this condition, please don't hesitate to contact me at the City Building, 255 W. Riverview or phone number 592-4010.

Yours truly,

Thomas W. Terranova
Building Inspector
Engineering Dept.

TWT/cv

Enclosures

cc: Pritam L. Arora
Marlowe Witt
M. R. Dorsey

COPY

City of **NAPOLEON**
OHIO



November 6, 1974

Mr. Roy Dorsey
Director of Utilities & Public Works
City of Napoleon
Napoleon, Ohio 43545

Re: Complaint issued by Mr. D. S. Myers at
527 Sheffield Ave. and Mrs. Otto E.
Duenweg at 607 E. Sheffield Ave. for
possible violation of Ordinance No. 895
Nuisance Ordinance

Dear Roy:

On October 11, 1974 I held a meeting with Mr. Myers. At this time he issued a formal complaint against Mr. Clyde Frakes, a resident at 817 Daggett Ave., and the owner of the dwelling at 808 West Main St. Mr. Myers' complaint concerning the subject property at 808 West Main St. was the dilapidated appearance and the possibility that said property may endanger the safety of the general public.

On October 28, 1974 I received a second formal complaint from Mrs. Otto E. Duenweg concerning said property at 808 W. Main St. Mrs. Duenweg was concerned about the possibility that the subject dwelling may be unfit for human habitation because of vermin and rodent-infested.

Both citizens were informed they would receive a copy of my investigation and a report as to what action the city will take if any violations are being committed.

Very truly yours,

A handwritten signature in blue ink that reads "T. W. Terranova".

T. W. Terranova
City Building Inspector

TWT/cv

City of

NAPOLEON
OHIO



November 6, 1974

Mr. Roy Dorsey
Director of Utilities & Public Works
City of Napoleon
Napoleon, Ohio 43545

Re: Inspection of residence at 808 West Main
St. for possible violation of Ordinance
No. 895 Nuisance Ordinance

Dear Roy:

The subject residence was inspected on October 29, 1974 by James Holtsberry, Sanitarian for Henry County Health Dept., and myself. The following facts were evident:

1. The front porch roof structure appeared to show signs of dry rot, thus the danger of collapsing is possible.
2. The shed roof of the garage appears to be poorly constructed according to common building practices, thus endangering the possibility of collapsing if a heavy snow fall prevails.
3. Broken windows on both the lower and upper floor.
4. Defection of floor system shows strong indication of a defective main girder beam.
5. Blow off valve for safety factor missing on hot water heater.
6. Signs of water leak through ceiling of second floor.
7. Definite signs of vermin-infested throughout interior of dwelling.
8. Evidence of possible rodent-infested.
9. Electrical wiring for certain receptacles appear to be unsafe in the condition they are presently in.

Mr. Roy Dorsey
November 6, 1974
Page 2

10. Rubbish and other materials stored in the garage and back porch providing harboring for vermin and rodents.
11. Presently there is no one occupying the subject residence.
12. Mr. Clyde Frakes, owner, informed Mr. Holtsberry and myself that he has no intentions to rent or sell and plans on demolishing the subject dwelling by January 1, 1975.

For the present safety and welfare of the public, I asked Mr. Frakes to take some measures to secure the lower floor openings for prevention of entrance.

On November 1, 1974, Mr. Frakes removed some of the rubbish from the garage area and placed boards over only two of the lower floor windows, yet the front door has no lock and was open.

Recommendation as follows: If Mr. Clyde Frakes does not either demolish or make extensive maintenance repairs, which includes extermination, by January 1, 1975, then he should be subject to the provisions of Ordinance No. 895 because of violations set forth in Section 53.1 (4) and (8).

Very truly yours,



T. W. Terranova
City Building Inspector

TWT/cv

HENRY COUNTY

Department of Health

Court House

NAPOLEON, OHIO

November 4, 1974

City of Napoleon
Engineering Department
Napoleon, Ohio

Dear Sirs:

On October 29, 1974 this department was requested to make a joint inspection with your department on the property located at 808 W. Main Street, Napoleon, Ohio, owned by one Clyde Frakes. Your department requested our involvement due to a complaint issued stating a possible rodent and insect infestation existed.

Mr. Frakes signed a waiver giving the Health Department's right of entry to his property for inspection. The waiver was signed, witnessed and entry was made.

The interior of the home appeared to be in a poor state of repair with: sagging floors, broken windows, falling plaster, unvented natural gas space heaters, bare electrical wiring, poorly fitting exterior doors. The attached lean-to garage on the west side of the home appeared to be suspended with danger of collapsing.

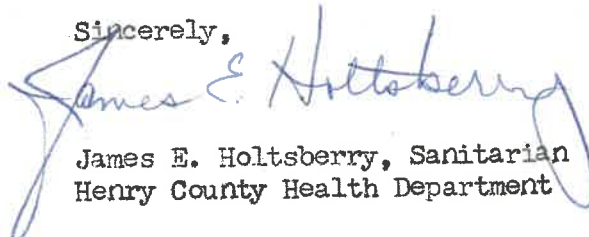
Evidence of rodent and insect infestation was found in every room of the home. The garage and back porch was filled with trash and refuse providing harborage for insects and rodents.

Mr. Frakes stated he had been having problems with vandals entering the property and causing further damage. A suggestion was made to Mr. Frakes of boarding up the windows on the first floor and securing the doors.

The owner made the statement that the building should be razed and a new dwelling be built in its place. Mr. Frakes stated that either extensive repairs or razing of the building would be completed by January 1, 1975. Mr. Taranova advised Mr. Frakes that a permit is to be obtained prior to the start of any work.

A verbal order was given to Mr. Frakes concerning the refuse in the garage giving him until Monday, November 4, 1974 to dispose of it.

Sincerely,


James E. Holtsberry, Sanitarian
Henry County Health Department

Received 11-5-74
P. W. P.

ENGINEERING DEPARTMENT
INTEROFFICE COMMUNICATION

Date: Oct 29, 1974

To: Mr. Clyde Frakes

From: City of Napoleon

 Location: 808 W. Main St.

Subject: Letter of Consent To Enter Building

I Clyde Frakes agree and allow Mr. Thomas Terranova
City Building Inspector and Mr. James Holsberry
Dept. of Health Inspector to Enter 808 W. Main St
in-order to conduct an Investigation to determine
if the building is fit for human habitation.

X Clyde Frakes

Mr. Clyde Frakes
817 Daggett Ave.
Napoleon, Ohio 43545
May 19, 1975

City of Napoleon
Engineering Dept.
P. O. Box 151
Napoleon, Ohio 43545

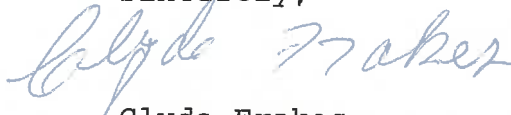
Re: 808 West Main St. Dwelling
Violation of Ord. No. 895

To Whom It May Concern:

In response to your letter of May 12, 1975, I am now informing you that within the next 30 days I will commence demolishing the subject dwelling and no later than July 19, 1975 will have the building totally removed.

I fully understand if I do not comply within the given time allotted me, that City of Napoleon will remove the building at my expense.

Sincerely,



Clyde Frakes
817 Daggett Ave.
Napoleon, Ohio

May 12, 1975

Mr. D. S. Myers
527 Sheffield Ave.
Napoleon, Ohio 43545

Re: Mr. Clyde Frakes, Owner of
808 W. Main St. - Violation of
City Ordinance No. 895.

Dear Mr. Myers:

Enclosed you will find a copy of the letters sent
to Mr. Clyde Frakes.

If there are any questions feel free to contact me
at the City Building, 255 W. Riverview or phone number
592-4010.

Yours truly,

Thomas W. Terranova
Building Inspector
Engineering Dept.

TWT/cv

Enclosures

C
O
P
Y