

File

HOUSING CODE COMPLIANCE PROGRAM

INTERIM PROPOSAL, 1969

COMPILED BY STAFFS OF BUILDING DEPARTMENT AND PLANNING DEPARTMENT

In assessing the status of the Housing Code Compliance Program, the Planning Department and the Building Department have explored various proposals for revision of the nearly completed program. In consultation with the Building Department, the Planning Department has prepared a new program using the Community Improvement Program data as a basis. Both departments, however, believe the new program can and should be improved through a new field update of housing conditions. In order to achieve maximum effectiveness from the new program, which will probably cover a period of five years, this new information must be gathered. It is recommended that an interim systematic plan be put into effect while the necessary new information is being gathered.

The following is a proposal for activities of the Housing Code Compliance Program personnel for the year 1969:

Under the original Housing Code Compliance Program, the Housing Code Division has inspected a majority of the substandard dwelling units within the highest priority areas of the city as determined by the original program. However, because of conditions beyond control of the Housing Code Inspectors (i.e., insufficient financial abilities, shortage of contractors, legal tieups), there remain a large number of units where full compliance has been impossible to gain or slow in coming. Since the program for original inspections is running ahead of schedule, it is suggested that extensive time and manpower be devoted to these remaining cases in order to gain more lasting compliances prior to initiating the new program.

To accomplish this end, it is suggested that during the first quarter of 1969 the ten Concentrated Area Inspectors be assigned a portion of the Sector Inspectors' work

load, thereby sending the entire Housing Code Division work team into areas that have already been originally inspected. This concentration of personnel on the existing code compliance cases will provide additional time for much closer personal contact with the owners and residents of the remaining uncomplined dwelling units.

During the second quarter of 1969, it is expected that the reduction in uncomplined cases will enable eight of the Concentrated Area Inspectors to begin original inspections in areas corresponding with the Community Improvement Program priorities, as established by the 1965 Community Improvement Program survey. These areas are delineated on the attached map.

The third quarter of 1969 will mark the beginning of original inspections and resinspections at a rate determined to gain the greatest efficiency from the inspectors. These concentrated area inspections will take place in areas designated on the attached map, unless the city's housing data is updated prior to that time.

Among the top priority items of the Data Processing Division of the city is an update of the Community Improvement Program information. If this update is completed, it will include housing condition data and a priority listing for housing improvements. This new priority listing will determine the areas for original inspections by the Housing Code Compliance Division and will enable establishment of the new, long-range, city-wide program. During the first quarter of 1969, information will be compiled to show those areas of the city that must be surveyed in order to realistically determine the top priority areas for housing code inspections. Also during the first three months of the year, the city can make policy decisions on survey techniques and personnel needs to conduct the field survey. If the decision is to use Housing Code Inspectors to conduct the housing conditions survey, the inspectors will be available to begin surveying anytime during the year.

Since the new Housing Code Compliance Program is a requirement of the city's Workable Program, which must be submitted prior to September, 1969, and if a survey is to be taken, it is imperative that it begin in time to allow an assimilation of the new data into the program before September 1, 1969.

<u>TEAM AREA</u>	1st QUARTER	2nd QUARTER	3rd QUARTER	4th QUARTER
1		4	2	2
2		4	2	2
3			(1) 2 (2) 2	(1) 2 (2) 2
4			(E1) 1 (W1) 1	(E1) 1 (W1) 1
5				
6				
7				

4
or
5
6
7

<u>SECTOR AREA</u>		
W-1 & W-2	3	Balance of initial inspection '69-A, plus compliance actions in Sectors, 68-B, 68-C1, complaints; approximately 750 cases.
W-3	1	Compliance actions Sector, 69-A (partial) complaints, obvious new cases; approximately 300 cases.
W-4 & W-5	2	Compliance actions Sector, 69-A, 69-B, complaints; approximately 575 cases.
E-1	3	Compliance action; Lighting, Uptown Area; approximately 675 cases.
E-2	1	Compliance actions; obvious new cases; Johnstown; complaints; approximately 200 cases.
E-3	1	Compliance actions Sector, CB-67, CA-68, complaints; approximately 375 cases.
E-4	1	Compliance actions Sector, CA-67, complaints; approximately 425 cases.
E-5	1	Compliance actions Sector, C3-68, CB-69, complaints; approximately 250 cases.
Utility	1	Urban Renewal Projects and Special Assignments; approximately 150 cases.

Inspectors	22
Supervisors	2
Chief	1
Total	25

Approximately	3700	Owner Notices (cases)
Approximately	200	Tenant Notices (cases)
Total	3900	Total Work Load

(Physical Count of Active Cases - 12-31-68 - 3888)

January 24, 1969

Mr. Collier Gladin
Planning Director
Mr. William R. Wofford
Building Inspector
City Hall
Atlanta, Georgia 30303

Gentlemen:

Reference is made to your joint letter of January 10, 1969 addressed to Mayor Ivan Allen, Jr., regarding the development of a new Housing Code Compliance Program.

I have discussed this matter with Mayor Allen on several occasions, and he is now agreeable to your proceeding with the development of a new code compliance program as outlined in your letter.

Sincerely yours,

R. Earl Landers
Administrative Assistant

REL:lp

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING

COLLIER B. GLADIN, Director

January 10, 1969

Mayor Ivan Allen, Jr.
City of Atlanta
City Hall
Atlanta, Georgia

*Ed
What about this?*

Dear Mayor Allen:

In developing a new Housing Code Compliance Program the Planning Department and Building Department are convinced that a city-wide field survey of housing conditions must be conducted in the second quarter of 1969. A new survey is the only way to obtain the information necessary to establish the level of accomplishment of the original Housing Code Compliance Program and to develop realistic priorities for housing code inspections for the next several years. No accurate or complete information has been maintained on housing condition changes within the city since the 1965 Community Improvement Program Survey, and an efficient, new program cannot be developed from obsolete management information.

Both the Building Department and Planning Department believe the proposed survey will facilitate the development of a more effective Housing Code Compliance Program. In short, there is no other way to quantitatively and qualitatively measure the level of accomplishment of the first five year Housing Code Compliance Program, to wit: which areas have been stabilized; which areas have regressed; which areas are continuing to decline and for what reasons; which areas require more constant surveillance than that provided to this point; how can we more effectively apply our personnel and what additional personnel will be required to halt slum and blight development and spread, etc.

Who should undertake the proposed survey? For several reasons, the two Departments feel that Housing Code Inspectors are ideally suited to conduct the necessary field survey:

1. The original five year inspection program has been accomplished ahead of schedule. All of the original inspections have been completed. What remains are uncomplied cases which can be assigned to the Sector Inspectors, plus handling city-wide inspections on a complaint basis. Thus, the Concentrated Area Inspectors would be in a logical position wherein they could begin immediate preparations for the proposed field survey.
2. The proposed field survey must be initiated in the next few months. HUD requirements on the Workable Program provide for a Housing Code Compliance Program. The Workable Program must be recertified in September, 1969 and current information is essential to its preparation. Since the survey will take at least three months to complete, actual field work must begin by the first of March at the very latest to be of greatest use. Consequently, time being a major factor we must use those personnel most familiar with the type of information being sought.
3. The inspectors are better qualified than anyone else in the city to conduct a Housing Conditions Survey. They have inspected the city's houses for five years; they know what to look for and can be quickly trained in survey techniques because of their background in housing terminology, conditions and experience in meeting the public.
4. The inspectors will be required to furnish continuous information to keep the survey data updated. In other words, their observations during the course of later inspections will be fed back into the central record keeping system to keep the housing conditions statistics current. The experience they will gain while conducting the survey will be invaluable training for this future role, and
5. The inspectors will gain valuable familiarity with all areas of the city during the survey which will be of use to them at a later date when they are making inspections and attempting to obtain compliances.

Since the present program is running ahead of schedule relative to original inspections, it is recommended that extensive time and manpower be devoted to uncomplied cases in order to gain more lasting compliances prior to initiating any new program. As soon as the field survey techniques and policies are developed, ten of the inspectors would be assigned to the survey. This would leave the other ten inspectors to concentrate on obtaining compliances and to cover city-wide inspections on a complaint basis. The ten

Mayor Ivan Allen, Jr.

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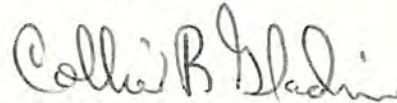
January 10, 1969

inspectors on the survey team can completely cover the city in three to four months, enabling the Planning Department to use this information in developing a new Housing Code Compliance Program. In turn, the new Housing Code Compliance Program can be incorporated into the 1969 Workable Program.

A more complete and detailed explanation of the contents of this letter is contained in "Housing Code Compliance Program: Interim Proposal, 1969." Background material is contained in "The Housing Code Compliance Program: Background and Present Situation (Problems and Recommendations for Action)." Both of these are products of departmental staff and attached hereto.

We seek your endorsement of this proposal. If further explanation or additional information is required we will be pleased to meet with you at your convenience.

Sincerely,



Collier B. Gladin
Planning Director



William R. Wofford
Building Official

CBG/WRW/jp

Attachments

BLIND COPY

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING

COLLIER B. GLADIN, Director

December 20, 1968

Mr. W. R. Wofford, Building Inspector
Building Inspector's Office
City Hall
Atlanta, Georgia 30303

Dear Bill:

As you know, the staff of the Planning Department has spent a considerable amount of time since last summer in an effort to devise a means of updating the Housing Code Compliance Program. During this time, there has been a full and complete exchange of information and ideas between our staff and the staff of the Housing Code Division of the Building Department.

In attempting to update the program as part of the city's 1969 Workable Program and in response to your memo of December 16, 1968, we are submitting herewith four different programs for your review and consideration.

The area priorities, as shown in the programs, were established by the 1965 Community Improvement Program survey. These priorities have been followed in designating areas for concentrated code compliance inspection efforts.

Priority areas themselves are partially determined by the number of inspections the Housing Code Division is able to accomplish in a given period of time. Therefore, we have accepted the Housing Code Division's figure of seven inspections per inspector per day, or 420 inspections per inspector during a three-month period. The incorporation of management information into a new program and gearing it to a quarterly basis should promote more efficient management and monitoring of the program as it is implemented.

Groups of three and four men have been formed to carry out inspections in particular areas as designated by the CIP priorities. The year has been divided into quarters of three months each. An individual group of three or four men

December 20, 1968

will be placed in an area determined by priority listings for a three-month period. During these three months, a group of three men can accomplish 1260 original inspections (3 x 420) and a group of four men can accomplish 1680 original inspections (4 x 420). After original inspections have been completed in each group's area, some of its inspectors are moved from that area to form other groups to do more original inspections during the second three-month period. Remaining inspectors in each area carry out the reinspections in those areas. As progress is made in each area, inspectors are continually rotated to form new groups and continue original inspections in new areas. This process is shown in detail on the attached map and workload distribution sheet, using ten (10) inspectors.

Since the Housing Code Compliance Division has twenty (20) men capable of making inspections in concentrated inspections areas, and only ten are presently being used for this purpose, reorganization of the Division to free more men to make inspections should be considered. By using only four men as sector inspectors and dividing the city into four parts, sixteen (16) concentrated area inspectors could be utilized. Another approach is utilizing four sector inspectors and two field supervisors, making fourteen (14) concentrated area inspectors available. Still another approach, using six sector inspectors and two field supervisors, twelve (12) concentrated area inspectors could be used. In each case, the greater number of inspectors used, the more inspections can be made in the top-priority areas of the city. Utilizing these four types of personnel deployment, programs have been devised using ten (10), twelve (12), fourteen (14), and sixteen (16) concentrated area inspectors. A detailed explanation of inspection areas are included with the attached map and workload distribution sheet for each different program.

After you have reviewed and considered the different programs, we will be pleased to meet with you and your staff to discuss the alternatives. We are also available to help explain any parts of the proposed programs that are not sufficiently self explanatory.

Sincerely,

Collier B. Gladin
Planning Director

CBG/bls

Attachments

THE HOUSING CODE COMPLIANCE PROGRAM
BACKGROUND AND PRESENT SITUATION
(PROBLEMS AND RECOMMENDATIONS FOR ACTION)

Prepared by: Staff
Planning Department
December 20, 1968

Following is a brief outline of what has happened thus far in the development process of the Housing Code Compliance Program:

1. The Housing Code Compliance Program, as a requirement of the Workable Program, was first developed in Atlanta in 1963 and approved by the Mayor and Board of Aldermen before submission to the Department of Housing and Urban Development.
2. The Housing Code Compliance Program of 1963 was based on the conditions of housing as set forth in the United States Census of Housing, 1960. The initial program, which was designed to cover the period from 1963 through 1968, has been amended at least twice by the Housing Code Division of the Building Inspector's Office to accommodate changing conditions.
3. The 1963 Housing Code Compliance Program, designed to cover a five-year period, has been completed.
4. In retrospect, the initial Housing Code Compliance Program contained deficiencies, primarily because it represented a first attempt at developing and implementing such a program; secondly, it was based on unreliable secondary information (U. S. Census data); and thirdly, the absence of management information and control systems has inhibited the program's effectiveness.
5. In submitting the Workable Program for 1968, the city realized a new Housing Code Compliance Program would have to be developed. The Workable Program text conceded this necessity.
6. In October, 1968, the Department of Housing and Urban Development recertified the city's Workable Program. However, this recertification expires October 1, 1969, and, in its letter of review comments, HUD said it would expect the city to submit a new Housing Code Compliance Program with the submission of the 1969 Workable Program. HUD also made comments relative to the administration and enforcement of the Housing Code Compliance Program.
7. Since the summer of 1968, the Planning Department, the Housing Code Division of the Building Inspector's Office and the Mayor's Office have worked toward developing a new Housing Code Compliance Program. The new program is based on the 1965 city-wide housing conditions survey undertaken as part of the Community Improvement Program. The priority areas for concentrated inspections in the new program coincide with the priority areas established in the Community Improvement Program.
8. The approach of the new program has created problems. The Housing Code Division points out that the Community Improvement Program priorities, if adopted will send inspection teams back into areas in which inspections have just been made. The Planning Department points out the absence of any yardstick with which to measure qualitative levels of accomplishment in various areas inspected.

9. The present dilemma is that an acceptable new Housing Code Compliance Program must be developed and adopted by the Mayor and Board of Aldermen prerequisite to recertification of the city's 1969 Workable Program.

At question is the desirability of developing a new Housing Code Compliance Program and, thereby, continuing the city's Workable Program. Although this question may appear facetious, it is not intended to be. Should the city's Workable Program be continued? Should a new Housing Code Compliance Program be developed? If the decision is to continue the Workable Program and to create a new Housing Code Compliance Program, certain problems must be dealt with:

1. Classification of substandard dwelling units must be standardized and accepted by all agencies involved with the program, including local, state, and federal governmental agencies. Examples of terms that must have standardized and acceptable definitions are: structure, housing unit, standard, and substandard, and these classifications of substandard: minor deterioration, major deterioration, and dilapidated. Standardizing these terms will eliminate conflict and misunderstanding among the Housing Code Division, the Building Inspector's Office, the Planning Department, the Department of Housing and Urban Development, the Atlanta Housing Authority, and the Mayor and Board of Aldermen.
2. Up-to-date, comprehensive data on the conditions of structures throughout the city must be obtained. This information must adequately define current housing conditions.
3. A qualitative means of measuring the effectiveness of the Housing Code Compliance Program must be devised. Currently, after the Housing Code Inspectors have allegedly completed work in a neighborhood, there is no way to judge improved housing conditions compared to the original condition of housing. A "before-and-after" comparison needs to be made in each neighborhood.
4. Priority determinations concerning areas to be inspected must be made, and must complement and support other public programs in the area.

Possible approaches to the above problems are set forth below. Decisions in each area must be made in order to develop the new Housing Code Compliance Program:

1. Standardization of terms and definitions. This can be achieved through close cooperation among the individuals and groups involved. A series of meetings involving the Housing Code Division, the Building Inspector's Office, the Planning Department, the Department of Housing and Urban Development, and the Atlanta Housing Authority should be established in which terminology is standardized, defined, and agreed upon. A means of expediting the meetings is for one group, probably the Planning Department, to work up a series of definitions and present them to the collected departments and agencies. Additions, corrections, and deletions to these definitions can be discussed at the meeting, after which, the Planning Department can revise the definitions according to the suggestions offered. A two to three week time limit should be set for accomplishing this work task.

The Planning Department is willing to prepare the initial draft to present to the assemblage.

2. Up-to-date, comprehensive data on the conditions of structures throughout the city. This data is absolutely essential and can best be obtained by conducting a city-wide survey of housing conditions along the line of the 1965 survey conducted by the 1965 Community Improvement Program. This survey must be undertaken because (1) U. S. Census of Housing data on building conditions will no longer be available, and (2) the 1965 CIP field survey information has not been kept current. Procedures for undertaking a new survey are readily available, but a problem exists in selecting personnel to carry out the survey. There are three separate possibilities for selecting personnel:

- a. Use college students as was done in the 1965 CIP survey.
- b. Use the Housing Code Compliance Program inspectors themselves.
- c. Use a combination of the first two.

The Planning Department feels that the second alternative, using inspectors to make the survey, is best because of the lack of available college students at this time of year, and further because the inspectors are most familiar with the city and with building conditions.

Once the data is gathered, keeping it up-to-date and usable is a related problem. The Data Processing Division of the city can be of value in solving this problem, if this item is given a higher priority than in the past. The information can be kept on file in the computer and updated periodically. Until this is accomplished, it will be necessary for the city to undertake periodic city-wide surveys of building conditions.

3. Establishing a qualitative means of measuring the effectiveness of the program. This may be the most difficult of the problems to overcome. The Management and Systems Division of the Finance Department can possibly be of assistance in this area. A system should be devised to determine:

- a. the effectiveness of the inspections and
- b. the overall achievements of the program.

To devise such a system, the successes must be quantified so that they can be measured in some meaningful manner. At present, the only people who profess to understand the system in use are Housing Code Division personnel. An efficient system will determine program effectiveness, personnel performance, and management needs.

4. Determining priorities. Areas to receive priority can be determined in several ways:

- a. The areas with the most substandard dwelling units, or with the highest percentage of substandard units, can be inspected first.
- b. The areas without appreciable blight or deterioration, but which are located on the edge of slum areas can be inspected first, hoping to contain the blight.
- c. A combination of the first two: inspecting, at the same time, the city's worst slums and the fringe areas around them, which are presently standard.
- d. Follow the guidelines as used in the Community Improvement Program, taking into account the following factors:
 - (1) Social Implications - areas in which programs for improvement are presently needed to supplement social action agency programs.
 - (2) Resource Areas - where better utilization of land might relieve present pressure for land resources.
 - (3) Relationship to Public Programs - where the potential extended public benefits from these programs may be lost if not early housing rehabilitation action is taken.
 - (4) Planning Objectives - where the existing pattern of development is such that, without early action, implementation of housing recommendations at a later date would be difficult or impossible.
 - (5) Areas Characterized by Change - where early action is needed to stabilize sound housing which may suffer rapid deterioration without such action.

There are, perhaps, other alternatives for devising priorities which have additional merit, but of the alternatives listed, the Planning Department feels that the fourth (following CIP guidelines) is preferable.

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

January 10, 1969

Mayor Ivan Allen, Jr.
City of Atlanta
City Hall
Atlanta, Georgia

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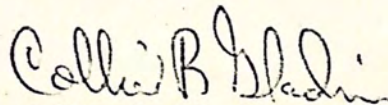
January 10, 1969

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We seek your endorsement of this proposal. If further explanation or additional information is required we will be pleased to meet with you at your convenience.

Sincerely,



Collier B. Gladin
Planning Director



William R. Wofford
Building Official

CBG/WRW/ip

Attachments

File

CITY OF ATLANTA
OFFICE OF INSPECTOR OF BUILDINGS
800 CITY HALL
TEL. JA. 2-4463 EXT. 321
ATLANTA, GEORGIA

January 28, 1969

Mr. Carl G. Johnson, County Manager
Room 401
165 Central Avenue, S. W.
Atlanta, Georgia 30303

Re: White Alms Building

Dear Mr. Johnson:


A copy of your letter dated January 10, 1969, addressed to Mr. R. Earl Landers has been referred to the Building Department for study and reply.

The contents of your letter indicates that you are aware of the hazardous building conditions which concern the White Alms Building, as well as subsequent litigation which has transpired since an inspection revealed the building condition early in July of 1968.

The request of time extension for occupation of condemned structure to June 30, 1969, is beyond the prerogative of the Building Inspector since without extensive repairs safety to the inhabitants is questionable.

As the Building Official for the City of Atlanta I can understand the plight of the Municipal Theatre Groups which occupy the building; however, as my first obligation is toward the preservation of life and property through Code enforcement, I must decline an extension of time and ask that the structure be repaired or demolished.

Very truly yours,


W. R. Wofford
Building Official

WRW:gs

bcc..Mr. R. Earl Landers
Mr. Jack Delius

Building

February 17, 1969

Mr. W. A. Hewes
Chief Building Inspector
800 City Hall
Atlanta, Georgia 30303

Dear Mr. Hewes:

Relative to your certified letter of February 14, 1969, I wish to make the following statements:

1. I did talk with a Mr. Newbanks on or about the date stated in your letter about what we call Annex A which building houses the boiler room, but not about the brick veneer building.
2. The compliance of the latter building that we have been discussing was and is concerning title XIX and not regarding any building code.
3. Some years ago, this agency put in a Sprinkler System, Fire Proof Doors, Exit Light, Fire Proof Stair Cases, etc. at a very large sum of money.
4. At the present time, three buildings are vacant; Annex A, B, and F. They are housing only the hospital beds and other furniture as we have not been able to sell or give away. We have no further plans to occupy these buildings with patients anymore.
5. Mr. Newbanks was interested in demolishing Annex A, D and E. We have demolished D and E. Annex A, as I have said, houses the boiler room which has a tall stack onto the building.
6. Many of the things you speak of concerning Happy Haven Nursing Home #2, 1875 West Anderson Avenue, Southwest, have been corrected and it is not being used to its fullest capacity at this time.

February 17, 1969

7. The enclosed copies of letters will give you an idea of what we are trying to do with the aforementioned buildings, and land that we still own for the aged in the City of Atlanta and Fulton County.
8. However, in regards to Building #2, if you can help us find some place to house the present thirty-one (31) persons in the above mentioned building, County Attorney Sheats, Dr. Hackney, Mr. Delaney, Fulton County Commissioners and I would be very grateful to you, as we are still trying with no success. Moreover, I am sure many other agencies who are interested in our cause including the Georgia Nursing Home Association would be more than grateful.
9. I am sure you know that this is a non-profit agency having operated in this city and county for twenty-three (23) years giving assistance and care to people that had no other place to go, but the above named institution. We have no endowment funds, stocks, or bonds to fall back on; we operate with what the State and County gives and that is all. However, if the thirty-one (31) persons are moved, we would appreciate using the brick veneer building to house our equipment from the other buildings, until we can build.

With best wishes and kindest regards, I am

Yours truly,

(Mrs.) B. E. Mays
P r e s i d e n t

William Earl Inmon
Executive Director

BEM
WEI
mca
Encls.



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

800 CITY HALL

Atlanta, Georgia 30303



WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS
ELMER H. MOON, E.E., P.E.
ASST. INSPECTOR OF BUILDINGS

February 14, 1969

Mr. W.E. Inmon
Happy Haven Hospital
1821 West Anderson Avenue, S.W.
Atlanta, Georgia

RE: Masonry Structure at
1821 West Anderson Avenue, S.W.

Dear Mr. Inmon:

It has come to my attention that you have not vacated or complied the above building. I had understood from the inspector who has talked with you that it was your intention to vacate this structure and to bring it into full compliance with the code before it was reoccupied. An inspection on June 12, 1968, at the above mentioned address revealed that there were seven major structures on the property. One of these is new and is in full compliance. Two of these which were extremely dilapidated have since then been demolished. Three other frame structures which are dilapidated are standing vacant. This masonry building was the only old facility in use. In its present condition it constitutes a hazard to health and safety. (1) As the housekeeping, particularly in the storage areas, provides a constant fire hazard and a breeding place for rats and other vermin. (2) The floors under the kitchen and in the bathrooms are decayed, have sunk and are in danger of collapse. (3) There is puddling of water in the bathrooms which cause a most unsanitary condition. (4) The steps at the side exit are unusable and must be replaced.

Unless this building is made safe it would be my duty under Section 106.1(a) of the City of Atlanta Building Code to direct that it be taken down and removed immediately. The purpose of this letter is to give you:

1. A written notice that the building is deemed unsafe with a statement of the particulars in which the building is unsafe.
2. An order requiring the same to be made safe or removed as required under Section 106.2(a) of the City of Atlanta Building Code.

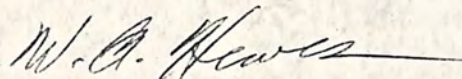
Mr. W.E. Inmon
Page 2
February 14, 1969

Two of the vacant wood frame structures should be kept closed until they are complied.

The three story wooden structure on the right of this masonry building is extremely dilapidated and dangerous, even as a vacant structure. It should be removed immediately.

Please advise me at your earliest convenience of the steps you propose to take to either make these buildings safe or remove them.

Very truly yours,



W.A. Hewes
Chief Building Inspector

WAH:rs1

Building

February 24, 1969

Mr. Jack W. Crissey
Fulton Plumbing Company
443 Stonewall Street, S.W.
Atlanta, Georgia 30313

Dear Mr. Crissey:

With further reference to your letter of February 14, Mr. Wofford reports that there is some misinterpretation of the ordinance.

He reports that the ordinance does not require that existing appliances be disconnected in order to test heretofore installed gas lines in buildings, but the ordinance does require that any new gas line installed be tested and approved before it is used. Pressure tests on existing gas lines will not be required.

I hope that this clarifies the ordinance, and should you need any additional information, I am sure Mr. Wofford will be happy to be of assistance.

Sincerely,

Ivan Allen, Jr.



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

800 CITY HALL

Atlanta, Georgia 30303

WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS
ELMER H. MOON, E.E., P.E.
ASST. INSPECTOR OF BUILDINGS

February 19, 1969



MEMORANDUM TO : The Honorable Ivan Allen, Jr.
FROM : W. R. Wofford *rw*
RE : Letter from Fulton Plumbing Company

With reference to Mr. Crissey's letter of February 14, 1969, concerning a recently adopted ordinance regulating gas piping and related appliances I believe that Mr. Crissey and probably some of our inspectors have misinterpreted the ordinance.

The ordinance does not require that existing appliances be disconnected in order to test heretofore installed gas lines in buildings, but the ordinance does require that any new gas line installed be tested and approved before it is used.

Our Plumbing and Heating Division Chiefs are aware of this problem and have instructed all inspectors in the proper interpretation of the ordinance so that pressure tests on existing gas lines will not be required.

Office of the Mayor

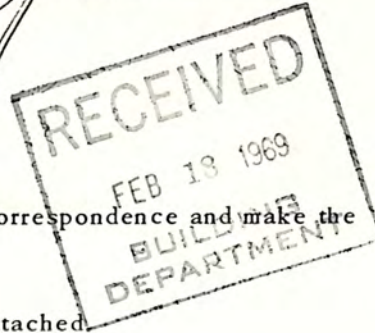
ROUTE SLIP

TO:

Bill Wolford

FROM: Ivan Allen, Jr.

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached



*Please furnish
me a report
on this —*

Q

February 17, 1969

Mr. Jack W. Crissey
Fulton Plumbing Company
443 Stonewall Street, S.W.
Atlanta, Georgia 30313

Dear Mr. Crissey:

May I acknowledge receipt of your letter of February 14 regarding a recent ordinance affecting plumbers to connect appliances.

Your indicated enclosure was not with your letter, however, I am asking Mr. Bill Wofford, Building Inspector, to furnish me with a report. I will in turn furnish you with a detailed report of the ordinance upon hearing from Mr. Wofford.

Sincerely,

Ivan Allen, Jr.

IAJr:hdt



Fulton Plumbing Company

PLUMBING & HEATING

443 STONEWALL ST. S.W., ATLANTA, GEORGIA 30313

February 14, 1969

Mayor Ivan Allen, Jr.
City Hall
Atlanta, Georgia

Dear Sir:

It is with deepest concern that this complaint is forwarded to you. A person can suffer just so much bureaucratic oppression before something has to be done.

I am attaching a copy of a letter recieved by us around the first of the year. This is based on an ordinance adopted by the aldermanic board and approved by you on December 16 and December 18 respectively.

This particular amended section of the code is not practical to perform or to enforce, this seems to be entirely harassment of the citizens of this city who use gas, and for any plumber or person involved in connecting of appliances. If this section of the code is retained it will be necessary for us and I am sure, many other contractors, to discontinue the practice of connecting heaters, gas dryers or gas ranges. The performance of work under the conditions of the amendment would be prohibitive for us and for our customers.

When citizens want their work done we will have to tell them that the City of Atlanta Government has made it impossible for us to perform such work, we will send them a copy of your ordinance and advise them to take their case to the source of the oppressive legislation.

We would appreciate an opportunity to discuss this with you and to explain the impossible situation that this presents.

Very truly yours,

Jack W. Crissey
Jack W. Crissey

JWC:DS
Enc.

Wifford 8 21.1



Fulton Plumbing Company

PLUMBING & HEATING

443 STONEWALL ST. S.W., ATLANTA, GEORGIA 30313

February 14, 1969

Mayor Ivan Allen, Jr.
City Hall
Atlanta, Georgia

Dear Sir:

It is with deepest concern that this complaint is forwarded to you. A person can suffer just so much bureaucratic oppression before something has to be done.

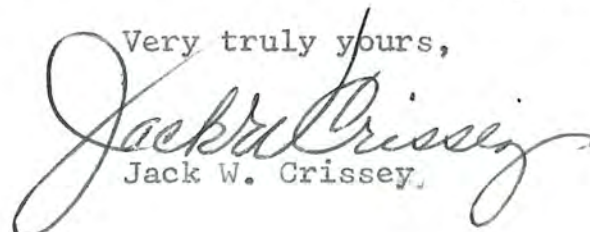
I am attaching a copy of a letter recieved by us around the first of the year. This is based on an ordinance adopted by the aldermanic board and approved by you on December 16 and December 18 respectively.

This particular amended section of the code is not practical to perform or to enforce, this seems to be entirely harassment of the citizens of this city who use gas, and for any plumber or person involved in connecting of appliances. If this section of the code is retained it will be necessary for us and I am sure, many other contractors, to discontinue the practice of connecting heaters, gas dryers or gas ranges. The performance of work under the conditions of the amendment would be prohibitive for us and for our customers.

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We would appreciate an opportunity to discuss this with you and to explain the impossible situation that this presents.

Very truly yours,



Jack W. Crissey

JWC:DS
Enc.

Wofford 2 21.7

File

CITY OF ATLANTA
OFFICE OF INSPECTOR OF BUILDINGS
800 CITY HALL
TEL. JA. 2-4463 EXT. 321
ATLANTA, GEORGIA

March 17, 1969

MEMORANDUM TO : Karl A. Bevins
Jack C. Delius
Ray A. Nixon
Paul Weir

FROM : W. R. Wofford *WRW*

Gentlemen:

In July, 1966, in accordance with a memorandum from Mr. Landers we established a policy of holding plans in the Building Department for a three-day period so that they could be reviewed by a representative of your department who would come to the Building Department each morning for that purpose.

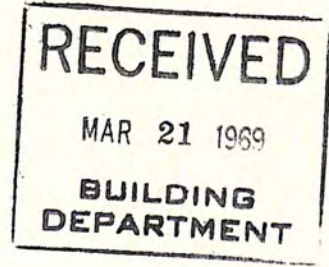
Most of you are sending a representative to the department as previously arranged. However, the three day waiting period frequently seems to pass without a representative from some departments reviewing plans on file. When this happens, we are requiring the contractor to contact your office and secure approval from you. Some of the contractors have objected to being sent to various other City departments, particularly those located in the City Hall Annex, since they claim this is an inconvenience to them.

If you are not now sending a representative to the Building Department each morning to check plans on file, I wish you would do so; otherwise, I shall be compelled to issue a building permit where the plans have remained on file for a period of more than three days and the contractor requests approval.

cc..Mr. R. Earl Landers

Bld Inspector

CITY OF ATLANTA
HOUSING CODE DEPARTMENT
CITY HALL



TO WHOM IT MAY CONCERN:

Usually letters are written to City Hall only in protest or complaint. I am writing this letter as one of commendation to the City Housing Code Department for their fine work in our area of town.

I own property in the Riverside or Chattahoochee area of Northwest Atlanta. Recently your inspectors, especially a Mr. Latham, made inspections of the property in this area. Property owners were given lists of repairs or changes that should be made in order for their houses to meet the code standards.

I suppose it actually cost me more money than many of the other property owners because I own more property. And I asked for and received no special considerations on my property. I just repaired my property along with the other property owners.

Now the area is beginning to show results from these efforts. While many other areas of our city are showing signs of deterioration, this area is now beginning to climb back up the ladder of community attractiveness.

I thought you might be interested in knowing the feelings of one citizen who owns property in the City of Atlanta. I for one, appreciate the efforts of the City of Atlanta and its administration in the field of housing code enforcement. And especially the inspectors like Mr. Latham, who do their jobs effectively.

In an age when there is so much protest and dissent, I wanted to let you know there are still citizens that appreciate what you are doing.

Sincerely,

Johnnie Owens

*Johnnie Owens
709 Elmwood Circle
Bryant, Ga.*

March 21, 1969

Mr. W. R. Wofford
Building Official
800 City Hall
Atlanta, Georgia 30303

Dear Bill:

With reference to your letter of March 4, 1969 regarding the Markham, Haynes Street and the Lightening areas, it is my understanding that a decision was reached on the subject in your meeting with the Mayor on Friday, March 14th.

I am returning the pictures forwarded with your letter of March 4th.

Sincerely yours,

R. Earl Landers
Administrative Assistant

REL:lp

Enclosures



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

800 CITY HALL

Atlanta, Georgia 30303

WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS
CHARLES M. SMITH, E.E.
ASST. INSPECTOR OF BUILDINGS

March 4, 1969



Mr. R. Earl Landers
Administrative Assistant to the Mayor
City Hall
Atlanta, Georgia

Dear Earl:

Since our conference with you, the City Attorney, Collier Gladin and others I have not heard anything from Andrew Stevens, the new owner of the Shaffer property located on Markham and Haynes Streets and in the Lightening Area.

I am, therefore, confronted with doing something about the conditions of housing in that area, since the courts have dismissed our cases against Shaffer. The houses in question are located in an industrial zone and, in my opinion, are beyond repair and should be demolished. However, the City Attorney and the Courts have ruled that we cannot require demolition.

Would you, therefore, advise me of what action I should take in this matter. I feel that most of the houses should be cleared but my hands are tied. The new owner has stated that he would like to repair the houses but he has not made application for permits.

Enclosed herewith are pictures of a couple of typical houses he wishes to repair.

Very truly yours,

W. R. Wofford
Building Official

WRW:at
Enc..2



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

Atlanta, Georgia 30303

March 21, 1969

File Admin

WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS
ELMER H. MOON, E.E., P.E.
ASST. INSPECTOR OF BUILDINGS

JAMES A. SMITH
CHIEF HOUSING CODE INSPECTOR

Memorandum for File

From: Mr. J. A. Smith, Chief Inspector

Friday afternoon at 2:00 P.M. Mr. Wofford asked me to attend a meeting with him. At the meeting were the Mayor, Mr. Sterns, Mr. Gladin and Mr. Openshaw. The meeting was called because of the letter from Mr. Wofford to Mr. Landers requesting advice as to whether the Building Department should mail notices to owners to complete repairs to structures, residential structures located within the Markham-Haynes and Lightning Areas.

It was pointed out that this would probably be and conflict with the zoning in the area. In the discussion that followed, it was decided that the proper method to follow would be for us to proceed with mailing the notices to the owners for full code compliance and then when owners came in to obtain permits, they would be informed of the need for obtaining a variance in zoning to allow repairs to be made. At this time, owners would be referred to Mr. Gladin who would set up a meeting before the Zoning Variance Committee with no charge to be paid by the owners. Then, after the Variance Committee agreed for the repairs to be made, then the Building Official would be clear to issue permit for said repairs.

We are planning to proceed with the mailing of notices to general owners throughout these areas and in the case of Mr. Andrew Stephens, who is one of the major owners in the area, we plan to take a slightly different approach. Mr. Stephens last Thursday advised me that he was anticipating a loan from Mills B. Lane, C & S Bank, to proceed with the repair of probably every other structure which was owned by Mr. Stephens. He indicated that a definite plan might be submitted to Mr. Wofford for permits to be issued on these properties judged suitable for repairs by him during the week beginning March 17th. In view of this, both Mr. Wofford and myself felt that it might be well to hold Mr. Stephen's notices in the office at least until the latter part of the week of the 17th to see if plans are submitted for permits issuance. If this does not take place, I plan to contact Mr. Stephens and ask that he come by the office or that I be allowed to meet with him at his convenience to serve the notices of repairs to him in person and possibly discuss an amicable method of reaching a successful conclusion to our problems in this area.



In rehabilitation areas other than those of the current action year, the City Building Department will participate in response to complaints or undertake investigation based on any information that indicates a need for early inspection. New Housing Code cases will be undertaken in accordance with Department personnel capability and on a full code compliance basis.

Demolition Policy - Model Neighborhood Area

The Atlanta Housing Authority is fully responsible for demolition activities in NDP current year clearance action areas. When emergency situations occur necessitating prompt action on particular structures in the clearance areas, the City Building Department will become involved by referral from the Atlanta Housing Authority.

Proposed For
In demolition areas other than those of current year action areas, the Building Department will become involved only on a compliant basis. Full code compliance will be effected with the exception that generally no installation of additional equipment or facilities will be required. A possible exception will arise if it is determined that the failure to install additional equipment may result in immediate jeopardy to the health, safety or general welfare of inhabitants in a structure. Assistance in the determination of this exception may be requested from a "technical board" to be developed in conjunction with the Model Cities Housing Center and NDP Project Office. *Smith*

Staff

It has been further concluded that if at all possible the Model Cities Program should provide some code enforcement staff to supplement the limited personnel resources of the Building Department in the Model Neighborhood Area.

JLWJr:bah

cc: Mr. William Wilkes
Mr. James Smith
Mr. Eric Harkness

In demolition areas proposed for the third, fourth and fifth action years the City Bldg Dept

CITY OF ATLANTA

March 6, 1969



OFFICE OF MODEL CITIES PROGRAM

673 Capitol Avenue, S.W.
Atlanta, Ga. 30315
404-524-8876

Ivan Allen Jr., Mayor

J. C. Johnson, Director

TO: Mr. William Wofford, City of Atlanta
Mr. Lester Persells, Atlanta Housing Authority
Mr. Howard Openshaw, Atlanta Housing Authority
Mr. Collier Gladin, City of Atlanta
Mr. Johnny Johnson, Model Cities Program

FROM: James L. Wright, Jr. *J.L.W.*
Director of Physical Planning and Development

SUBJECT: Policy Regarding Atlanta Housing Authority and Atlanta
Housing Code Division Activity in the Model Neighborhood
Area

The policy outlined in this memorandum contains recommendations proposed by representatives of the Atlanta Housing Authority, Model Cities Agency and City Building Department. This policy recognizes the need for coordinated interagency housing programs in the Model Neighborhood Area.

Please review and evaluate this recommended policy. You will be contacted shortly regarding a meeting during which any comments may be discussed and a concensus on policy agreed upon.

Rehabilitation Policy - Model Neighborhood Area

The Atlanta Housing Authority is responsible for all property improvement efforts in every current NDP rehabilitation action area within the Model Neighborhood Area. Current enforcement cases in action areas which are under review by the Housing Code Division will be referred to the Atlanta Housing Authority with copies of case histories. Consideration of possible three percent loans or grants will then be made by the Authority. If the AHA is unable to obtain satisfactory rehabilitation of properties so considered, then documented case histories will be referred to the City Building Department for continuation and further enforcement procedures.

(2)

complaints or undertake investigation based on any information that indicates a need for early inspection. New Housing Code cases will be undertaken in accordance with Department personnel capability and on a full code compliance basis.

N.D.P. - All Areas

Requests for Building Permits exceeding value of \$500 for single unit structure, or \$300 per unit for duplex or multi-unit structure must be accompanied by a recent work write-up or contract made by Atlanta Housing Authority, a recent Housing Division notice or a letter stating the facts regarding the structure.

HOUSING CODE ENFORCEMENT POLICY

N.D.P. Areas

March, 1969

N.D.P. - Planning Areas

No concentrated code enforcement will be undertaken. The Building Department will act upon complaints and undertake investigation based on any information that indicates a need for an early inspection. New Housing Code cases will be undertaken in accordance with Department personnel capability. Full code compliance will be effected with the exception that generally no installation of additional equipment or facilities will be required.

N.D.P. - Rehabilitation Areas

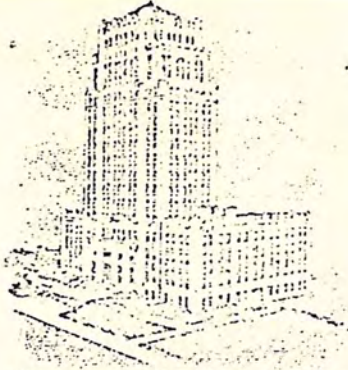
The Atlanta Housing Authority is responsible for property improvement efforts in current N.D.P. Action areas. When the N.D.P Area is activated, current cases which are being enforced by the Building Department will be referred to the Atlanta Housing Authority with copies of case histories. Consideration of the use of possible three percent loans or Federal Grants will then be made by the Authority in an effort to comply the property. When the Atlanta Housing Authority is unable to obtain satisfactory rehabilitation of properties, documented case histories will be referred to the City Building Department for continuation and further enforcement procedures.

In rehabilitation areas other than those of the current action year, the City Building Department will act in response to complaints, or undertake investigation based on any information that indicates a need for early inspection. New Housing Code cases will be undertaken in accordance with Department personnel capability and on a full code compliance basis.

N.D.P. - Demolition Areas

The Atlanta Housing Authority is responsible for demolition activities in NDP current year clearance action areas. When emergency situations occur necessitating prompt action on particular structures in the clearance areas, the City Building Department will become involved by referral from the Atlanta Housing Authority.

In demolition areas proposed for second year action areas, the Building Department will become involved only on a complaint basis. Full code compliance will be effected with the exception that generally no installation of additional equipment or facilities will be required. A possible exception will arise if it is determined that the failure to install additional equipment may result in immediate jeopardy to the health, safety or general welfare of inhabitants in a structure. In demolition areas proposed for the third, fourth and fifth action years, the City Building Department, etc. will participate in response to



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

Atlanta, Georgia 30303

March 25, 1969

WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS
ELMER H. MOON, E.E., P.E.
ASST. INSPECTOR OF BUILDINGS

JAMES A. SMITH
CHIEF HOUSING CODE INSPECTOR

Memorandum To: Mr. Howard Openshaw, Atlanta Housing Authority
Mr. William Wofford, City of Atlanta
Mr. Collier Gladin, City of Atlanta

From: Mr. James Smith, City of Atlanta *J.A. Smith*
Mr. Wallace Screws, Atlanta Housing Authority

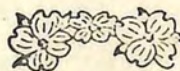
Mayor Allen recently requested that the City further define and/or revise it's policies for Housing Code enforcement in Urban Renewal and N.D.P. program areas, including Vine City and East Atlanta Planning areas.

Following this request, Mr. W. A. Screws, Chief, Rehabilitation Section, and myself have had several discussions regarding this subject. It is our opinion that the enclosed policy, dated March, 1969, would be instrumental in providing better coordination and understanding between property owners, tenants, the Atlanta Housing Authority, all City Departments and the public in general. At the same time this policy should reduce the number of structures becoming deteriorated and hazardous as N.D.P. plans are being formalized and activated.

This draft is submitted for any changes you may feel are necessary, and subsequent action needed for formal adoption so that the City's policy will be clear to everyone, both from a Public Relations' standpoint and for assistance in preparing cases for legal action, should this become necessary.

JAS:lm

Enclosure



CITY OF ATLANTA



April 2, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING

COLLIER B. GLADIN, Director

MEMORANDUM

TO: Howard Openshaw, Atlanta Housing Authority
James Wright, Jr., Model Cities
William Wofford, Building Official

FROM: *(Collier Gladin)*
Collier Gladin, Planning Director

SUBJECT: Policy regarding Atlanta Housing Authority and Atlanta Housing
Code Division Activity in the Model Neighborhood Area

The Housing Code Enforcement Policy for rehabilitation and demolition, as outlined in the March 25 memo from Messrs. James Smith and Wallace Screws, has been reviewed by the Planning Department. We generally concur with the policy and will work with all parties concerned to bring about its adoption and implementation.

CG/ip

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON
FRANK G. ETHERIDGE
JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

LESTER H. PERSELLS
ASSOCIATE EXECUTIVE DIRECTOR

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

March 28, 1969

Mr. William R. Wofford
Inspector of Buildings
City Hall
Atlanta, Georgia 30303

Re: Housing Code Enforcement Policy
N.D.P. Areas - March, 1969

Dear Mr. Wofford:

The Atlanta Housing Authority is in complete accord with the plan and working agreement pertaining to residential properties in N.D.P. areas, as outlined in the draft of the above mentioned policy.

Sincerely yours,

A handwritten signature in cursive script that reads "Howard Openshaw".

Howard Openshaw
Director of Redevelopment

HO/Mc

WRS

April 2, 1969

Memorandum To: Mr. Ivan Allen, Mayor

From: Mr. W. R. Wofford, Building Official

Re: Proposed Housing Enforcement Policy in all
NDP Areas

Recently, you requested that a revised policy on Housing Enforcement activities in the City's Urban Renewal or NDP Program Areas be presented for your review.

The policy would apply to all projects in the planning phase and in the active phase, and as denoted in the attached "Policy, March, 1969".

Upon your approval, we plan to bring the policy before the Building Committee, the Planning and Development Committee and then before the Board of Aldermen for formal adoption.

WRW:lm

Enclosure

Also, in the meeting was discussed the problem that is present in the Bedford-Pine Urban Renewal area. Extreme dilapidation of some of the vacant houses was discussed versus the probability of the Housing Authority acquiring these properties at once or else allowing the Building Department to move under it's In Rem procedures. It was discussed that Mr. Openshaw would at once prepare the list of houses considered unfit and "ripe" for demolition to be made and request be made to H.U.D. for permission to spend money on appraisal of these properties for early purchase by the Authority, possibly from the contingency funds set up in the financing of the Bedford-Pine Project. It was decided that the Building Department and the Housing Authority would work closely together in this endeavor to reach some conclusion officially before the early summer.

Another very important point was brought out in this meeting regarding planning phases in Vine City and in East Atlanta during 1969. Mayor Allen was not by any means agreeable to relaxing Housing Code enforcement in either of these areas. He even stated that in Vine City that we had done practically nothing in the last three years. This was discussed very thoroughly and it was decided that someone from the Housing Authority, possibly Mr. Wally Screws; and someone from the Building Department, possibly myself, should get together and formulate what would be an acceptable common sense method for handling Housing Code information when an area such as these two is in the planning phase. I suggested that possibly we could use a proposed policy and procedure suggestion which pertains to Model Cities operation, and this was well received although no special or particular comments were made on this line, other than this.

JAS:lm

Bldg.

March 24, 1969

Mr. Jack W. Crissey
Fulton Plumbing Company
443 Stonewall Street, S.W.
Atlanta, Georgia 30313

Dear Mr. Crissey:

I have your letter of March 18 with reference to the testing of gas piping.

The Building Departments Chief Plumbing Inspector, Mr. Mitchell and Mr. Spurlin of the Heating Division have reviewed your letter together with the previous letter you wrote concerning gas piping and advises that the ordinance to which you refer does not require testing on existing gas lines and that only new gas lines installed is required to be tested and approved before it is used.

Mr. Mitchell, Chief Plumbing Inspector, advises that he has discussed this matter with Mr. Hansen of your firm, who is a member of the Plumbing Examining Board and is familiar with the aforementioned provisions. The matter has also been discussed and approved by the Plumbing Advisory Board. I want to assure you of our cooperation in anyway possible, but I believe you have misinterpreted the ordinance.

If you desire any additional information, the Building Department will be glad to provide it for you.

Sincerely,

Ivan Allen, Jr.

IAJr:hdt



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

800 CITY HALL

Atlanta, Georgia 30303

WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS

CHARLES M. SMITH, E.E.
ASST. INSPECTOR OF BUILDINGS

March 21, 1969



*duw
OK*

MEMORANDUM

TO: The Honorable Ivan Allen, Jr.

FROM: W. R. Wofford *W. R. Wofford*

RE: Suggested reply of letter to Mr. Jack W. Crissey

I have your letter of March 18, 1969, with reference to the testing of gas piping.

The Building Departments Chief Plumbing Inspector, Mr. Mitchell and Mr. Spurlin of the Heating Division have reviewed your letter together with the previous letter you wrote concerning gas piping and advises that the ordinance to which you refer does not require testing on existing gas lines and that only new gas lines installed is required to be tested and approved before it is used.

Mr. Mitchell, Chief Plumbing Inspector, advises that he has discussed this matter with Mr. Hansen of your firm, who is a member of the Plumbing Examining Board and is familiar with the aforementioned provisions. The matter has also been discussed and approved by the Plumbing Advisory Board. I want to assure you of our cooperation in anyway possible but I believe you have misinterpreted the ordinance.

If you desire any additional information, the Building Department will be glad to provide it for you.

Office of the Mayor

ROUTE SLIP

TO: Bill Wozzard

FROM: Ivan Allen, Jr.

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

Give me a draft
of how you would
suggest I reply
to this letter today

Q



Fulton Plumbing Company

PLUMBING & HEATING

443 STONEWALL ST. S. W., ATLANTA, GEORGIA 30313

March 18, 1969

Mayor Ivan Allen, Jr.
City Hall
Atlanta, Georgia 30303

Dear Mayor Allen:

In reference to our previous correspondence. It is not just the pressure tests on gas piping that we are complaining about. Take this hypothetical case:

A customer calls us to install a gas range. We go to the job and find that he has just moved into the house and has a gas range and no outlet. We must then cut into the existing gas line, pipe an outlet to the kitchen, install a cut off valve at the beginning of this line and leave an air pressure test on the line. (At this point, this procedure would require two trips by our mechanic. One to do the piping and one to pick up the air compressor.) We then take out the permit and wait for the inspection of the gas line. When the inspection has been completed we go back to the job and connect the range. This has caused us to make three trips instead of one, which would ordinarily suffice. The customer must also wait 24 - 36 to 48 hours before he is able to start cooking. The cost to the customer has sky rocketed from the ordinary 30 or so dollars to around \$80.00.

I think you will agree that this would be completely unreasonable. This is something that happens quite frequently, not just occasionally. As far as we can determine, this is not a safety measure, or a health measure, but purely a device to gouge more money out of the citizens of this city. If the plumbers of Atlanta complied with this farcical procedure, not only would they, but also your inspection department, would be hopelessly bogged down in a quagmire of procedural tangles. I think that if some reasonable thought be given this matter rather than accepting Mr. Wofford's word as gospel, some changes will be made.

Sincerely,

FULTON PLUMBING COMPANY

Jack W. Crissey

JWG:lm

Bekins

Room 645

Renewal Assistance Office

March 26, 1969

3CR

Mr. W. R. Wofford
Inspector of Buildings
City of Atlanta
1402 City Hall
68 Mitchell Street, S. W.
Atlanta, Georgia 30303

Dear Mr. Wofford:

Subject: Project No. Ga. M-1, Central City South Area
Report on Relocation of Families and Individuals
for Period Ended December 31, 1968
Form HUD-6149A

This is a request for additional information concerning the subject report transmitted with your letter of January 21, 1969.

It is noted that the report shows about 50% of the families removed from the workload as having moved to substandard housing or disappeared. A higher proportion of individuals are also reported in such categories.

Please indicate the reasons for this and the steps which will be taken to reduce this number and improve the outlook for satisfactory performance. If any of the families reported in these categories were not provided with informational materials or referred to standard housing they should remain in the workload (line 12) until additional assistance is provided.

It is also noted that none of the displacees received Relocation Adjustment Payments. Since all were eligible by income for low-rent public housing, it would be expected that at least some of those who moved to standard private housing would have been eligible for such payments unless they refused to apply for public housing. If the Housing Authority was unable to house eligible displacees within a reasonable period of time after they applied, it would be expected that the families or elderly displacees would claim such payments had they been properly notified of the availability of such assistance. Please indicate whether the displacees received informational materials or statements describing the relocation assistance and types of payments available.

Please also attach the explanation called for in lines 11 and 24 for "Others."

If your review of the circumstances surrounding these cases indicates a change in the report would be in order, please include a revised report with your reply.

If we may be of any assistance in this matter, please advise.

Sincerely yours,

John T. Edmunds
Assistant Regional Administrator
for Renewal Assistance

cc: RACF
RARF
Behgens
Milne/AC
3CR:GFCoffey:sed

Ally *Jr*

March 26, 1969

MEMORANDUM

TO : Bill Wofford
FROM : Ivan Allen, Jr.
RE : 729 Azalia Street, S. W.

Your answer doesn't tell me what action you are going to take to eliminate this problem.

I have asked you to communicate with the Atlanta Housing Authority and decide what you are going to do about this house.



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

800 CITY HALL

Atlanta, Georgia 30303

April 2, 1969



WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS
CHARLES M. SMITH, E.E.
ASST. INSPECTOR OF BUILDINGS

Felo
msw

Memorandum To: Mr. Ivan Allen, Mayor
From: Mr. W. R. Wofford, Building Official
Re: Proposed Housing Enforcement Policy in all NDP Areas

Recently, you requested that a revised policy on Housing Enforcement activities in the City's Urban Renewal or NDP Program Areas be presented for your review.

The policy would apply to all projects in the planning phase and in the active phase, and as denoted in the attached "Policy, March, 1969".

Upon your approval, we plan to bring the policy before the Building Committee, the Planning and Development Committee and then before the Board of Aldermen for formal adoption.

WRW:lm

Enclosure

Earl Anderson
Please Read and
advise me if this
is sufficient?

EDWIN L. STERNE
CHAIRMAN

GEORGE S. CRAFT
VICE CHAIRMAN

J. B. BLAYTON

FRANK G. ETHERIDGE

JACK F. GLENN



824 HURT BUILDING
ATLANTA, GEORGIA 30303
JACKSON 3-6074

M. B. SATTERFIELD
EXECUTIVE DIRECTOR AND SECRETARY

LESTER H. PERSELLS
ASSOCIATE EXECUTIVE DIRECTOR

CARLTON GARRETT
DIRECTOR OF FINANCE

GILBERT H. BOGGS
DIRECTOR OF HOUSING

HOWARD OPENSHAW
DIRECTOR OF REDEVELOPMENT

GEORGE R. SANDER
TECHNICAL DIRECTOR

March 28, 1969

Mr. William R. Wofford
Inspector of Buildings
City Hall
Atlanta, Georgia 30303

Re: Housing Code Enforcement Policy
N.D.P. Areas - March, 1969

Dear Mr. Wofford:

The Atlanta Housing Authority is in complete accord with the plan and working agreement pertaining to residential properties in N.D.P. areas, as outlined in the draft of the above mentioned policy.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Howard Openshaw". The signature is fluid and cursive.

Howard Openshaw
Director of Redevelopment

HO/Mc

CITY OF ATLANTA

April 2, 1969



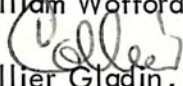
CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

DEPARTMENT OF PLANNING
COLLIER B. GLADIN, Director

MEMORANDUM

TO: Howard Openshaw, Atlanta Housing Authority
James Wright, Jr., Model Cities
William Wofford, Building Official

FROM:  Collier Gladin, Planning Director

SUBJECT: Policy regarding Atlanta Housing Authority and Atlanta Housing Code Division Activity in the Model Neighborhood Area

The Housing Code Enforcement Policy for rehabilitation and demolition, as outlined in the March 25 memo from Messrs. James Smith and Wallace Screws, has been reviewed by the Planning Department. We generally concur with the policy and will work with all parties concerned to bring about its adoption and implementation.

CG/jp



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

Atlanta, Georgia 30303

March 25, 1969

WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS
ELMER H. MOON, E.E., P.E.
ASST. INSPECTOR OF BUILDINGS

JAMES A. SMITH
CHIEF HOUSING CODE INSPECTOR

Memorandum To: Mr. Howard Openshaw, Atlanta Housing Authority
Mr. William Wofford, City of Atlanta
Mr. Collier Gladin, City of Atlanta

From: Mr. James Smith, City of Atlanta *J.A. Smith*
Mr. Wallace Screws, Atlanta Housing Authority

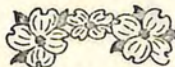
Mayor Allen recently requested that the City further define and/or revise it's policies for Housing Code enforcement in Urban Renewal and N.D.P. program areas, including Vine City and East Atlanta Planning areas.

Following this request, Mr. W. A. Screws, Chief, Rehabilitation Section, and myself have had several discussions regarding this subject. It is our opinion that the enclosed policy, dated March, 1969, would be instrumental in providing better coordination and understanding between property owners, tenants, the Atlanta Housing Authority, all City Departments and the public in general. At the same time this policy should reduce the number of structures becoming deteriorated and hazardous as N.D.P. plans are being formalized and activated.

This draft is submitted for any changes you may feel are necessary, and subsequent action needed for formal adoption so that the City's policy will be clear to everyone, both from a Public Relations' standpoint and for assistance in preparing cases for legal action, should this become necessary.

JAS:lm

Enclosure



HOUSING CODE ENFORCEMENT POLICY

N.D.P. Areas

March, 1969

N.D.P. - Planning Areas

No concentrated code enforcement will be undertaken. However, new Housing Code cases will be undertaken in accordance with Department personnel capability. The Building Department will act upon complaints and undertake investigation based on any information that indicates a need for an early inspection. Full code compliance will be effected with the exception that generally no installation of additional equipment or facilities will be required.

N.D.P. - Rehabilitation Areas

The Atlanta Housing Authority is responsible for property improvement efforts in current N.D.P. Action areas. When the N.D.P. Area is activated, current cases which are being enforced by the Building Department will be referred to the Atlanta Housing Authority with copies of case histories. Consideration of the use of possible three percent loans or Federal Grants will then be made by the Authority in an effort to comply the property. When the Atlanta Housing Authority is unable to obtain satisfactory rehabilitation of properties, documented case histories will be referred to the City Building Department for continuation and further enforcement procedures.

In rehabilitation areas other than those of the current action year, no concentrated code enforcement will be undertaken. However, new Housing Code cases will be undertaken in accordance with Department personnel capability. The Building Department will act upon complaints and undertake investigation based on any information that indicates a need for an early inspection. Full code compliance will be effected.

N.D.P. - Demolition Areas

The Atlanta Housing Authority is responsible for demolition activities in NDP current year clearance action areas. When emergency situations occur necessitating prompt action on particular structures in the clearance areas, the City Building Department will become involved by referral from the Atlanta Housing Authority.

In demolition areas proposed for second year action areas, no concentrated code enforcement will be undertaken. However, new Housing Code cases will be undertaken in accordance with Department personnel capability. The Building Department will act upon complaints and undertake investigation based on any information that indicates a need for an early inspection. Full code compliance will be effected with the exception that generally no installation of additional equipment or

(2)

facilities will be required. A possible exception will arise if it is determined that the failure to install additional equipment may result in immediate jeopardy to the health, safety or general welfare of inhabitants in a structure. In demolition areas proposed for the third, fourth and fifth action years, no concentrated code enforcement will be undertaken. However, new Housing Code cases will be undertaken in accordance with Department personnel capability. The Building Department will act upon complaints and undertake investigation based on any information that indicates a need for an early inspection. Full code compliance will be effected.

N.D.P. - All Areas

Requests for Building Permits exceeding value of \$500 for single unit structure, or \$300 per unit for duplex or multi-unit structure must be accompanied by a recent work write-up or contract made by Atlanta Housing Authority, a recent Housing Division notice or a letter stating the facts regarding the structure.



CITY OF ATLANTA

MUNICIPAL COURT

General Division

165 DECATUR STREET, S. E. — JACKSON 4-7890

Atlanta 3, Georgia

April 7, 1969

EDWARD T. BROCK
Associate Judge

T. C. LITTLE
Associate Judge

ROBERT E. JONES
Chief Judge

Mrs. Ann Moses
Executive Secretary to the Mayor
Room 206, City Hall
Atlanta, Georgia

Re: James R. Fuller, owner
729 Azalia Street S. W.

Dear Mrs. Moses:

Approximately two weeks ago I was consulted by Mr. Baker of the Fire Prevention Department, regarding bringing the owner of this property into Court. At that time I suggested that Mr. Baker withhold any further action until I could investigate.

I would appreciate your advising me the final result of this matter at City Hall, so that we may coordinate our efforts.

Sincerely,

Colette Dusthimer

Mrs. Colette Dusthimer

CD:cb

cc: Mr. W. H. Baker
Fire Investigator

*File
Building Inspector*

Blody Inspector

April 7, 1969

Mr. W. R. Wofford
Inspector of Buildings
800 City Hall
Atlanta, Georgia 30303

Re: Harry Seitz
361 Magnolia St. N. W.
R-361 Magnolia St. #1
R-361 Magnolia St. #2
R-359 Magnolia St. #1
R-359 Magnolia St. #2
365 Magnolia St. N. W.

Dear Mr. Wofford:

I am in receipt of your letter dated April 2, 1969 in which reference is made to the above described properties.

On February 6, 1969 the defendant, Harry Seitz, was tried in my Court and was ordered to cause the above properties to be repaired or vacate and demolish on or before 60 days.

There was a discussion in Court to the effect that Mr. Seitz would like to remove the tenants from said properties and Mr. B. L. Lowery at this time stated he would help the tenants relocate and assist them in finding other places to live.

On March 27, 1969 Mr. Seitz called and wanted me to meet him at his office, which adjoins the above described properties. At this time he stated that he wanted to demolish the houses and that this was the reason he bought these properties because it joined his company property and that he wished to demolish the houses and clear the land, but that the tenants were still in some of the houses. I told him at this time that I remembered Mr. Lowery stating he would help the tenants relocate and that

Mr. W. R. Wofford

- 2 -

April 7, 1969

I would ask Mrs. Dusthimer to contact Mr. Lowery and have him contact the tenants in regards to relocating, and Mr. Seitz said if he could get the tenants out he would demolish the houses immediately, but that he did not wish to arouse the ire of the tenants to the detriment of his properties and adjoining property and if the City would just help him in relocating them he would be very appreciative.

It appears maybe Mr. Seitz thought that the City was going to help the tenants relocate and that the City thought Mr. Seitz was going to give the tenants notice and relocate them, but apparently, neither has been done.

I am aware that slum conditions exist at these properties, but I did not know that many property owners of the area were keenly watching the outcome of these properties.

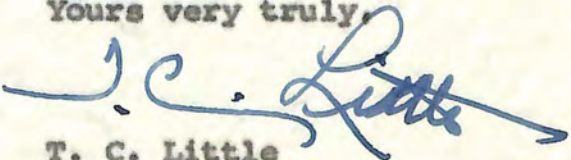
In reviewing some of the file in this particular case, I notice that Mr. Seitz purchased these properties on April 2, 1968, recorded in Court House April 10, 1968, and that ten months expired before the Building Department took any action to bring this man into Court on February 6, 1969.

In view of the fact that so much time elapsed without the City taking any action, I feel that it would be only just and fair to help the tenants relocate, or give them reasonable time, which they have under the Law to relocate because the properties could not be demolished until the tenants are relocated.

If you have any further questions regarding these properties, please do not hesitate to call me at any time.

With kindest personal regards,

Yours very truly,


T. C. Little

TCL:cb

cc: Mrs. Colette Dusthimer
Prosecuting Attorney
cc: Honorable Ivan Allen, Jr. ✓
Mayor

Building

MEMORANDUM

Hearing held on April 8, 1969 in Chambers of T. C. Little, Judge, Municipal Court, relative to whether or not order of Court issued on February 6, 1969 should be extended regarding 361 Magnolia Street, N. W., R-361 Magnolia Street #1, R-361 Magnolia Street #2, R-359 Magnolia Street #1, R-359 Magnolia Street #2 and 365 Magnolia Street N. W.

Persons attending Hearing:

W. A. Wofford, Building Official
B. L. Lowery, Staff Officer
G. D. Hitchcock, Staff Officer
Mrs. Colette Dusthimer, Prosecuting Attorney
Harry Seitz, owner of properties.

After discussion and resume of facts the Court asked for suggestions and Mr. Wofford suggested that Mr. Seitz take out a demolition permit and that he be allowed sixty (60) days to demolish the buildings.

It was further stated that the City would refer this matter to the Atlanta Housing Authority and request their assistance in relocating the tenants.

J. L.

cc: Honorable Ivan Allen, Jr. ✓
Mayor



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

800 CITY HALL

Atlanta, Georgia 30303

file

WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS
CHARLES M. SMITH, E.E.
ASST. INSPECTOR OF BUILDINGS

April 11, 1969



MEMORANDUM

TO: The Honorable Ivan Allen
Mayor, City of Atlanta

FROM: W.R. Wofford *new*

I have been working with Mr. Andrew Stephens, the new owner of the Shaffer property located in the Markham - Haynes area and in the incinerator area and would like to advise as follows:

Repair permits have been issued at the following addresses:

- 178 Louise Alley, N.W.
- 180 Louise Alley, N.W.
- 182 Louise Alley, N.W.
- 184 Louise Alley, N.W.
- 186 Louise Alley, N.W.

Demolition permits have been issued at the following addresses in the Markham - Haynes area:

- 72 Haynes Street, S.W.
- 422 Markham Street, S.W.
- 414 Markham Street, S.W.

Demolition permits have been issued in the incinerator area to Mr. Harry Seitz, current owner of the former Shaffer properties:

- 361 Magnolia Street, N.W.
- R-361 Magnolia Street, N.W. #1
- R-361 Magnolia Street, N.W. #2
- R-359 Magnolia Street, N.W. #1
- R-359 Magnolia Street, N.W. #2
- 365 Magnolia Street, N.W.

O. J.

April 15, 1969

Miss Wilma R. Surls
2918 Kimmeridge Drive
East Point, Georgia 30344

Dear Miss Surls:

May I acknowledge receipt of your letter of April 10 calling my attention to the hazardous condition of a building on Highland Avenue and Glen Iris Drive.

May I assure you that we are investigating the building at this site and the necessary steps will be taken to eliminate this condition.

Sincerely,

Ivan Allen, Jr.

IAJr:hdt

April 10, 1969

Ms. Mayor,

At a time when everyone is so concerned with the violence being done in the world, who is being concerned with the safety of children here in our own community?

A building at the corner of Highland Ave, and Glen Iris Dr. has been in the process of being torn down for several weeks. It is only about half finished, and apparently the work has now completely halted.

There has been no provision made for the safety of the people living in that area and as this building is situated in a crowded residential area there are quite a few children playing there.

Aside from the obvious hazards of broken glass, rotting wood, falling bricks and timber, and general decay, the possibility of rats, snakes, and other disease carrying animals hiding there cannot be overlooked.

There should be some provision made for these people's safety and health.

Surely the citizens in Atlanta and the people who work here cannot be immune to such conditions and remedial steps will be taken.

I for one, intend to see that it is brought to the attention of someone who is capable and has the authority to take action.

Yours respectfully,

Miss Wilma R. Surls
2918 Kimberidge Dr.
East Point, Ga.
30344



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

800 CITY HALL

Atlanta, Georgia 30303

WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS
CHARLES M. SMITH, E.E.
ASST. INSPECTOR OF BUILDINGS

April 16, 1969



The Honorable Ivan Allen, Jr.
Mayor, City of Atlanta
Atlanta, Georgia

Dear Mayor Allen:

With reference to the attached letter from Miss Wilma R. Surls, 2918 Kimmeridge Drive, East Point, Georgia, I would like to advise as follows:

We have issued permits for the demolition of approximately 100 houses in the Highland Avenue - Glen Iris Drive area. The house in question is one of the last houses to be demolished. It is a three story, masonry residence that sits back some 30 or 40 feet from the street. There could be danger to anyone on the premises, where the house is being demolished. I have contacted the demolition contractor, Blackwell-Stone, 4388 Roswell Road, N. E., and asked them to speed demolition of the house in question.

Bull dozers and other wrecking equipment are on the site and I am hopeful, weather permitting, that the contractor will have the house demolished in the next 2 days. He has worked continuously on these houses and is not delaying. The house next door to the corner house was demolished Monday.

Very truly yours,

W. R. Wofford
Building Official

WRW:at



CITY OF ATLANTA

DEPARTMENT OF FINANCE
501 CITY HALL
ATLANTA, GEORGIA 30303

April 16, 1969

CHARLES L. DAVIS
DIRECTOR OF FINANCE
EDGAR A. VAUGHN, JR.
DEPUTY DIRECTOR OF FINANCE
GEORGE J. BERRY
DEPUTY DIRECTOR OF FINANCE

Mr. Frederick R. Shepherd
Representative of the Architects
901 City Hall
Atlanta, Georgia

Re: Verification of Accounts
Model Cities Headquarters

Dear Fred:

In regard to the question listed in your letter of April 10, we have researched the matter, and the city's position as set forth by Mr. Dan Sweat is that the new 2-story housing center proposed for the Model Cities complex is to be considered by the city as a temporary relocatable structure.

We are aware that Model Cities intends to purchase this building and believe that the structure should be considered as one which could be, and will be, relocated to another site upon cancellation of the lease at the presently proposed location.

If you have any additional questions regarding this structure, we will be more than happy to endeavor to provide you with an answer.

Sincerely,

Charles L. Davis
Director of Finance

CLD:lek
cc: Mr. R. Earl Landers
Mr. Dan Sweat
Mr. Johnny Johnson

April 18, 1969

Mr. Fred Shepherd
City Architect
Building Department
Atlanta, Georgia

Dear Fred:

Confirming our conversation, this is to request that you prepare plans and specifications and secure bids on the proposed Model Cities building complex as quickly as possible.

Sincerely yours,

R. Earl Landers
Administrative Assistant

REL:lp

CC: Mr. Johnny Johnson

E. J. W.

April 18, 1969

Mr. Milton O. Stein
President
Stein Steel & Supply Company
Post Office Box 17907
Atlanta, Georgia 30316

Dear Mr. Stein:

I received a copy of your letter addressed to Mr. Romer Pittman, Assistant Chief Plumbing Inspector. I am enclosing a copy of a report I received from Mr. Wofford, who supervises Mr. Pittman.

I regret that you had any inconvenience over this matter, and sincerely hope that it has been satisfactorily resolved.

Sincerely,

Ivan Allen, Jr.

IAJr:am
Enclosure

cc: Mr. W. R. Wofford



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

800 CITY HALL

Atlanta, Georgia 30303

WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS
CHARLES M. SMITH, E.E.
ASST. INSPECTOR OF BUILDINGS

April 16, 1969



MEMORANDUM TO : The Honorable Ivan Allen, Jr.
FROM : W. R. Wofford
RE : Letter from Mr. Milton Stein

With reference to the attached letter from Mr. Milton Stein to Romer Pittman, Assistant Chief Plumbing Inspector, I advise as follows:

Mr. Andrew Stevens, owner of a duplex residence at 404-406 Holderness Street, S. W., is in the process of rehabilitating the structure to conform to City standards. Mr. Stevens apparently worked out a deal with a plumber to purchase certain supplies and to install new plumbing at the Holderness Street address. The plumber did not secure a permit to do the plumbing work. Mr. Haliburton, one of our Plumbing Inspectors, sought to find out who was responsible for the plumbing installation and see that the required permit was secured. He traced the materials used to the plumbing supply warehouse owned by Mr. Stein. Mr. Stein does not install plumbing and apparently his manager was reluctant to advise who the plumbing contractor at the Holderness Street address was, if he knew.

Mr. Haliburton denies accusations in the letter that he threatened Mr. Clark or anyone else, but says he sought their cooperation in order to see that a plumbing permit was secured.

The plumber responsible for the installation has filed an application for plumbing permit since the incident, which Mr. Stein wrote about, occurred. The cost of the permit was \$25.00 and I believe it is apparent that the plumbing contractor sought to avoid paying the permit fee by not securing a plumbing permit. The plumber who later took out a permit was in Mr. Stein's supply house at the time of the incident when the inspector tried to find out who installed the plumbing without first obtaining a permit, but would not admit, at that time, that he had done the work.

We regret any inconvenience or embarrassment cause Mr. Milton Stein because of this incident.

Office of the Mayor

ROUTE SLIP

TO: Bill Wofford

FROM: Ivan Allen, Jr.

- For your information
- Please refer to the attached correspondence and make the necessary reply.
- Advise me the status of the attached.

what is this?

**stein
steel**

AND SUPPLY COMPANY

MANUFACTURERS / FABRICATORS **STEEL BAR JOISTS / STRUCTURAL STEEL**

D I S T R I B U T O R S • S T E E L A N D A L U M I N U M B U I L D I N G P R O D U C T S • W A R E H O U S E S T E E L

ADDRESS ALL COMMUNICATIONS TO GENERAL OFFICES
POST OFFICE BOX 17907 • 933 KIRKWOOD AVENUE, S. E.
ATLANTA, GEORGIA 30316 • TELEPHONE 523-2711

April 11, 1969

Mr. Romer Pittman, Assistant Chief Plumbing Inspector
Plumbing Department
Atlanta City Hall
68 Mitchell Street, S.W.
Atlanta, Georgia 30303

Dear Mr. Pittman:

I want to thank you for the manner and promptness in which you handled the situation which occurred today at our affiliate company, Southern Pipe & Supply Company at 159 Northside Drive, N.W.

Your promptness and diplomacy in handling the situation is commendable and we are most fortunate in having men of your caliber in our city government.

I am, however, still concerned, Mr. Pittman, with the threats made by your inspector, Mr. C. L. Haliburton, by telephone to our manager, Bobby Clark, and am still concerned with the fact that Mr. Haliburton has threatened our manager with writing a citation or the threat of standing in the door and following everybody out. This, you are aware, we cannot condone.

We will not be intimidated in the matter and it is necessary that I put your office on notice that should we have any future problems of this nature we will have no choice but to seek legal remedies to protect our business.

We have been in business since 1933 and have always cooperated to the fullest extent and have the highest respect for your department and we in turn expect the same consideration by your personnel.

In the future should there be any question relative to our business that is of interest to your department I would appreciate your seeing that all inquiries are directed to the writer personally.



As a matter of record Southern Pipe & Supply Company does not have a plumbing license and performs absolutely no plumbing repair work or installation work, however, we do reserve the right to sell to whom we please and to recommend qualified people to do installation or repair work.

Assuring you of our desire to continue to cooperate with you in every matter.

Very truly yours,

STEIN STEEL & SUPPLY CO.

Milton O. Stein
President


MOS/na

cc: Honorable Ivan Allen, Jr., Mayor
Atlanta City Hall
68 Mitchell Street, S.W.
Atlanta, Georgia 30303

MEMO

From the desk of - -

W. R. Wofford, Inspector of Buildings



April 23, 1969

TO: The Honorable Ivan Allen, Jr.
Mayor, City of Atlanta

Permit to demolish 729 Azalia Street, S.W.,
issued April 22, 1969.

File

**CITY OF ATLANTA
OFFICE OF INSPECTOR OF BUILDINGS
800 CITY HALL
TEL. JA. 2-4463 EXT. 321
ATLANTA, GEORGIA**

April 23, 1969

Mr. M. A. Carlton
Troutman, Sams, Schroeder & Lockerman
William-Oliver Building
Atlanta, Georgia 30303

Dear Mr. Carlton:

The request from the Georgia Power Company to install security lights on private property without conforming to the requirements of the City of Atlanta Electrical Code was considered by the Building Committee of the Board of Aldermen on April 23, 1969.

The decision of the Committee was to deny the request that the Georgia Power Company be exempt from complying with the City of Atlanta Electrical Code.

Very truly yours,



W. R. Wofford
Building Official

WRW:at
cc..E. F. Wise
bcc.. R. E. Landers
George Cotsakis

COPY

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant

MRS. ANN M. MOSES, Executive Secretary

DAN E. SWEAT, JR., Director of Governmental Liaison

MEMORANDUM

TO: Dan Sweat

FROM: J. H. Robinson *J.H.R.*

SUBJECT: 1600 Dixie Avenue

DATE: May 6, 1969

Dan, you will find enclosed information concerning
the apartment complex located at 1600 Dixie Avenue,
S. E.

JHR:bt
Enclosure

May 1, 1969

Mr. J.M. Flanigan
245 Third St. S.E.
Atlanta, Georgia 30317

RE: 1600 Dixie Ave. S.E.

Dear Mr. Flanigan:

Your recent inquiry concerning the Murphy Apartments was forwarded to this office.

On April 10, 1969, we had summoned Mr. Thomas Reaves, owner of these properties, into Municipal Court for violation of just about all of the sections of the Housing Code. He appeared before Judge Robert Sparks and was given a \$500.00 suspended fine and 90 days to fully comply with the Housing Code.

You may rest assured, that at the end of the 90 day period we will inspect again to determine if the properties have been repaired.

Sincerely yours,

G.D. Hitchcock
Staff Officer,
Codes Compliance Office

GDH/js

cc: W.R. Wofford,
Building Official



CITY OF ATLANTA

OFFICE OF INSPECTOR OF BUILDINGS

800 CITY HALL

Atlanta, Georgia 30303

WILLIAM R. WOFFORD, P.E., R.A.
INSPECTOR OF BUILDINGS
CHARLES M. SMITH, E.E.
ASST. INSPECTOR OF BUILDINGS

May 7, 1969



The Honorable Ivan Allen, Jr.
Mayor, City of Atlanta
Atlanta, Georgia

Dear Mayor Allen:

I will be out of the City May 8 and 9, 1969,
attending the Fire Council of the Underwriters'
Laboratories in Chicago, Illinois.

During my absence Mr. C. M. Smith, Assistant
Building Official, will be in charge of the office.

Very truly yours,

W. R. Wofford
Building Official

WRW:at

Bldg

May 9, 1969

Mr. John T. Edmunds
Assistant Regional Administrator for
Renewal Assistance
645 Peachtree-Seventh Building
Atlanta, Georgia

Dear Mr. Edmunds:

RE: Georgia Demolition Grant

Recent events have led us to believe that a brief summary of our progress in the Demolition Grant Program would be in order.

This program, as first envisioned, provided for an estimate of 157 buildings to be razed under the Grant. No provision or allowance was made for owner demolitions. Under the amended and expanded Grant, this total was increased to an estimated 282 structures. The Grant fund was not increased.

Through April 30, 1969, a cumulative total of 194 structures have been removed. The actual funds spent are still running far below the initial estimate because, of the 194 demolitions, 141 have been demolished by the owners, only 53 under contract. Under existing law, the owner has the privilege to demolish himself if he so chooses.

In addition to the above, we have an estimated 50-case workload of active cases. We should add some 30 more during the remaining course of the program. It thus appears that the program will be 100% successful in its mission, i.e. to remove the undesirable buildings in the Grant area.

To get a completely rounded picture of the situation, it is also necessary to take into account the properties which the owners have chosen to repair, inadvisedly perhaps. Nevertheless, under law, the owners do have the right to rehabilitate if they so choose. We estimate that some 65 of our case structures have been repaired in the area during the life of the program to date. These would have to be deleted from our total as reported. There will probably be some 15 to 20 more repaired by the end of the Grant program.

Mr. John T. Edmunds
May 9, 1969
Page 2

To summarize:

Total estimated to be demolished		282
Actually demolished, April 30	194	
Active cases	50	
To be added	30	
Repaired (est.)	<u>65</u>	
	Total	<u>339</u>
	Overage	57

In view of the above figures, we feel that the Program will be successfully concluded. It is also felt that as general policy in our overall City program, including the Demolition Grant Program, it is always desirable to gain the voluntary compliance of the owners, if possible. This creates a better public image, aids in Public Relations, and reduces the number of possible lawsuits both as to the demolitions and as to any damages that might occur to person or property.

We hope the above will present a more helpful and clearer picture of what we have and expect to accomplish. We are always most happy to cooperate with your office and greatly appreciate your assistance.

Sincerely yours,



W. R. Wofford
Building Official

WRW: jb

File

CITY OF ATLANTA
OFFICE OF INSPECTOR OF BUILDINGS
800 CITY HALL
TEL. JA. 2-4463 EXT. 321
ATLANTA, GEORGIA

May 16, 1969

Mr. H. R. Helton, Jr.
Jimco Construction Company
Box 6527, Station-Lakewood Hts.
Atlanta, Georgia, 30315

Dear Mr. Helton:


Re: City Hall Annex III

This is just a reminder that your 120-day contract with the City of Atlanta for the above captioned job has only nineteen (19) calendar days remaining for completion.

We would appreciate it very much if you could let us know when the building will be completed, so that we can arrange an exact date for taking occupancy.

Thank you very much for your cooperation in this matter.

Yours very truly,


Addy Chan
Assistant Architect

ACigs

cc: Mr. R. Earl Landers ✓
Mayor's Office

May 23, 1969

MEMORANDUM

To: Mr. William R. Wofford

From: R. Earl Landers

Reference is made to your memorandum of April 2, 1969 to Mayor Ivan Allen, Jr. regarding the proposed Housing Enforcement Policy in all N. D. P. areas.

The proposed policy was reviewed by me and was revised as to wording of same on April 18, 1969.

This is to advise you that the revised proposed policy meets with the Mayor's approval.

REL:lp

April 22, 1969

Memorandum To: Mr. W. R. Wofford, Building Official

From: Mr. J. A. Smith, Chief Housing Inspector

I am enclosing a copy of the N.D.P. Proposed Policy, which was revised April 18, 1969, upon the request of Mr. Earl Landers. Mr. Landers simply thanked me for retyping, and said he would handle further.

The basic policy was not changed, only an improvement in wording. I did not send anyone else a copy of the revision.

JAS:lm

Enclosure

COPY

HOUSING CODE ENFORCEMENT POLICY

N.D.P. Areas

March, 1969

N.D.P. - Planning Areas

No concentrated code enforcement will be undertaken. However, new Housing Code cases will be undertaken in accordance with Department personnel capability. The Building Department will act upon complaints and undertake investigation based on any information that indicates a need for an early inspection. Full code compliance will be effected with the exception that generally no installation of additional equipment or facilities will be required.

N.D.P. - Rehabilitation Areas

The Atlanta Housing Authority is responsible for property improvement efforts in current N.D.P. Action areas. When the N.D.P. Area is activated, current cases which are being enforced by the Building Department will be referred to the Atlanta Housing Authority with copies of case histories. Consideration of the use of possible three percent loans or Federal Grants will then be made by the Authority in an effort to comply the property. When the Atlanta Housing Authority is unable to obtain satisfactory rehabilitation of properties, documented case histories will be referred to the City Building Department for continuation and further enforcement procedures.

In rehabilitation areas other than those of the current action year, no concentrated code enforcement will be undertaken. However, new Housing Code cases will be undertaken in accordance with Department personnel capability. The Building Department will act upon complaints and undertake investigation based on any information that indicates a need for an early inspection. Full code compliance will be effected.

N.D.P. - Demolition Areas

The Atlanta Housing Authority is responsible for demolition activities in NDP current year clearance action areas. When emergency situations occur necessitating prompt action on particular structures in the clearance areas, the City Building Department will become involved by referral from the Atlanta Housing Authority.

In demolition areas proposed for second year action areas, no concentrated code enforcement will be undertaken. However, new Housing Code cases will be undertaken in accordance with Department personnel capability. The Building Department will act upon complaints and undertake investigation based on any information that indicates a need for an early inspection. Full code compliance will be effected with the exception that generally no installation of additional equipment or

facilities will be required. A possible exception will arise if it is determined that the failure to install additional equipment may result in immediate jeopardy to the health, safety or general welfare of inhabitants in a structure. In demolition areas proposed for the third, fourth and fifth action years, no concentrated code enforcement will be undertaken. However, new Housing Code cases will be undertaken in accordance with Department personnel capability. The Building Department will act upon complaints and undertake investigation based on any information that indicates a need for an early inspection. Full code compliance will be effected.

N.D.P. - All Areas

Requests for Building Permits exceeding value of \$500 for single unit structure, or \$300 per unit for duplex or multi-unit structure must be accompanied by a recent work write-up or contract made by Atlanta Housing Authority, a recent Housing Division notice or a letter stating the facts regarding the structure.

STATEMENT BY MAYOR IVAN ALLEN, JR.

MAY 23, 1969

INFORMATION HAS REACHED THE MAYOR'S OFFICE CONCERNING POSSIBLE IRREGULARITIES IN THE HOUSING CODE INSPECTION DIVISION OF THE CITY GOVERNMENT. THE CITY ATTORNEY AND THE SPECIAL ASSOCIATE CITY ATTORNEY HAVE AT MY REQUEST BEEN CONDUCTING A THOROUGH INVESTIGATION OF THESE ALLEGED IRREGULARITIES. I HAVE ALSO ASKED THE CITY BOARD OF ETHICS TO CONVENE ON MONDAY MORNING FOR THE PURPOSE OF RENDERING AN OPINION CONCERNING WHETHER OR NOT THE NATURE OF THE ALLEGED IRREGULARITIES WOULD BE SUCH AS, IF PROVEN TO BE TRUE, BE IN VIOLATION OF THE CITY'S CONFLICT OF INTEREST ORDINANCES.

IF THE INVESTIGATION NOW IN PROGRESS REVEALS EVIDENCE OF ANY LAW VIOLATION, THE CITY ATTORNEY HAS BEEN REQUESTED TO MOVE PROMPTLY TO TAKE ALL OF THE ACTION REQUIRED TO PROSECUTE THOSE RESPONSIBLE.



CITY OF ATLANTA

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

May 26, 1969

Honorable Ivan Allen, Jr.
Mayor of Atlanta
206 City Hall
Atlanta, Georgia

Dear Mayor Allen:

Pursuant to the request set forth in your letter of May 23, 1969, the Board of Ethics of the City of Atlanta met on the 26th of May, 1969 at City Hall at 9:30 a. m. and discussed the question set forth in your letter.

A quorum was present, and it was the unanimous opinion of the Board of Ethics that the doing of the things outlined in your letter by any employee or official, paid, unpaid, appointed or elected, of the City of Atlanta would be in violation of Section I of the Code of Ethics adopted by the Board of Aldermen on March 15, 1965 and approved on March 17, 1965, and that it would in all probability also amount to a violation of other sections.

Very truly yours,

T. M. Alexander, Sr.
Vice Chairman
Board of Ethics

TMASr:lp

BURDINE AND FREEMAN

Attorneys at Law

ESSLEY B. BURDINE
ROY H. FREEMAN

SUITE 726 HARTFORD BUILDING
100 EDGEWOOD AVENUE, N.E.
ATLANTA, GEORGIA 30303
PHONE 524-8897
AREA CODE 404

CERTIFIED MAIL

May 27, 1969

Mr. C. M. Smith
Assistant Bldg. Official
800 City Hall
Atlanta, Ga. 30303

Re: Robert D. Pattillo and Charles T. Latham

Dear Mr. Smith:

This office has been retained to represent Mr. Pattillo and Mr. Latham as a result of your letters of May 26, 1969 terminating their employment with the City of Atlanta.

Your letter informs these two employees that "you are alleged to have violated the Code of Ethics - - -". Mr. Pattillo and Mr. Latham herein requests that they be informed of the specific violations that were the basis of their termination and discharge as employees of the City of Atlanta.

Mr. Pattillo and Mr. Latham were not informed or furnished with copies of the Code of Ethics for officials and employees of the City of Atlanta. Will you please furnish this office with a copy of same.

This letter is our formal notice of our intent to appeal Mr. Pattillo and Mr. Latham's discharge to the City Personnel Board. Will you please forward to me a copy of the City of Atlanta's personnel procedure, including the necessary information necessary to effect an appeal.

Looking forward to your reply, I am

Sincerely,

BURDINE & FREEMAN

Essley B. Burdine
Essley B. Burdine

EBB:db

cc: Henry L. Bowden, Atty.
Mr. R. D. Pattillo
Mr. Charles T. Latham

462

*Hovacs
Ward 1:27 + 4:14
4:15*

Report from T. M. Alexander, SR.

May 27, 1969

Haygood operates a screen business in his basement. Understand he has a real estate license. When he inspects a house that needs screens, he recomments that the owner buy the screens from the person he makes them for.

Mr. Edison has a firm he works for on the outside named Hudlow & Green (We will have to ascertain whether he has a real estate license or not) Also advised by this person, who would not give me (Alexander) his name to check on Mr. Tipton and the whole inspection crew. That all of them are getting kick-backs of as much as \$1,000.

This report made to Mayor Allen by Mr. Alexander, and Mayor Allen said he would have Mr. Jim Henderson contact Mr. Alexander personally to go into this.

Ann Moses

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

May 23, 1969

Board of Ethics

Mr. Charles L. Gowen, Chairman
King and Spalding
Trust Company of Georgia Building
Atlanta, Georgia

Gentlemen:

Request is hereby made for an official opinion by the Board of Ethics as to whether or not the following set of circumstances would constitute a violation of any sections (and if so what sections) of the Code of Ethics as adopted on March 15, 1965 and approved by the Mayor on March 17, 1965:

- A. The City of Atlanta operates a Housing Division for the purpose of enforcing provisions of the Housing Code of the City of Atlanta; which Housing Code specifies the condition in which houses must be maintained in order for them to be fit for human habitation.
- B. Inspectors are employed by the City for the purpose of inspecting houses within the City limits to determine whether or not they are in conformity with the Housing Code.
- C. Deficiencies in housing accommodations are listed and furnished to the owners of the property with a request that repairs be made promptly so as to bring the housing involved into conformity with existing ordinances.

May 23, 1969

Board of Ethics
Mr. Charles L. Gowen, Chairman
Page Two

- D. At the expiration of the time given for accomplishment of the repairs, a second inspection is made. If the property continues to be substandard, a further notice and demand is given to the property owner.

- E. An Inspector or a member of his family, with his knowledge, acquires an interest in a piece of property inspected by such Inspector or any other employee of the City of Atlanta.

Due to the urgency of the situation as related above and the necessity for a prompt ruling by the Board of Ethics, it is requested that the Board convene at the earliest practicable date.

Very truly yours,

Ivan Allen, Jr.
Mayor

IAJr:lp

CITY OF ATLANTA



May 19, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

TO: Mayor Allen

FROM: J. H. Robinson

SUBJECT: Dates involved in this case (1153 Third Street)

Mrs. Georgia Jackson called this office May 5, 1969. This matter was turned over to Mr. James B. Henderson May 8, 1969. I think this information is important to point up the fact that we have been investigating this situation since May 5.

Mr. Henderson will be available with some information if you need him this morning.

JHR/mc

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant

MRS. ANN M. MOSES, Executive Secretary

DAN E. SWEAT, JR., Director of Governmental Liaison

MEMORANDUM

TO: Mayor Allen

DATE: May 19, 1969

FROM: J. H. Robinson

SUBJECT: 1153 Third Street

Mrs. Georgia Jackson tenant at 1153 Third Street called the Mayor's Office and stated that she was a tenant at 1153 Third Street, and the property was owned by a Mrs. Aiken.

She also stated, that an inspection was made on the property and the estimation for repairs came to a large sum of money. She further stated, that the repairs were never made, and the ownership on the said property, transferred the property to another owner.

She stated further, that her rent increased from \$50.00 a month to \$90.00 a month. According to Mrs. Jackson, a City inspector representing some type of Company bought the property.

Mr. E. Earl Landers took this matter up with our Chief Housing Code Inspector, after consulting with Mr. James A. Smith, Chief Housing Code Inspector, we felt that this case needed further investigation, and the case was turned over to Mr. James Henderson, now we are waiting for the results of his investigation.

JHR:bt

J. Robels
Robinson
5224463
81447
446

May 1, 1969

Georgia Jackson
1153 Third St. N.W.
Atlanta, Ga. 30318

Dear Georgia;

I have made several attempts to see you but have been unsuccessful due to the fact that you are seldom at home.

I purchased the property at 1153 ~~Third~~ St. N.W. the 15th of April.

Should you desire to continue living in said house, the rent is 90.00 per month and past due.

Afer three days from receipt of this notice, if rent not paid or you have not vacated the house then disposessory proceddings will be taken.

If you desire to pay rent, mail to----- Homestead Associates
P.O. Box 41222
Atlanta, Ga. 30331

Sincerely,

I. Alexander
I. Alexander

Donna Jackson

4689

CIVIL COURT OF FULTON COUNTY
MARSHAL'S OFFICE
106 CIVIL CRIMINAL COURT BUILDING
ATLANTA, GEORGIA 30303

Case # 83620

Irene Alexander Plaintiff
VS. Jackson Defendant

You are hereby notified that I have a dispossessory warrant against you in the above case for the possession of the premises at: 1153 Blvd St. Atlanta, Ga., and unless satisfactory arrangement is made with the above named plaintiff, I will be forced to eject you from said premises after six days from this date.

This 15 day of May, 19 69.
Robert

DEPUTY MARSHAL, CIVIL COURT OF FULTON COUNTY

Section 61-302, Georgia Code, as amended in 1968, provides that your property may be delivered to any warehouseman, trucker or other agent selected by you, at your expense, at the time of the eviction. If you wish your property delivered to such agent, complete the following and return to this office and have such agent present at the time of the eviction; otherwise, your property will be placed on public sidewalk, street, or road as provided by law.

MARSHAL, CIVIL COURT OF FULTON COUNTY

You are hereby authorized and directed to deliver, at site, all my property being evicted from the premises at _____, Atlanta, Ga., to _____, upon his giving you a receipt for such property.

This _____, 19 _____.

TENANT-DEFENDANT

GEORGIA, FULTON COUNTY:

My name is MRS. JEAN AKINS and I live at 2583 Ashford Road, N.E., Atlanta, Georgia. I had been the owner of the house and property at 1153 Third Street, N.W. since 1962 when my mother gave me said property. For the last five years I had been renting this house to Mrs. Georgia Jackson. I charged her rent of \$50.00 per month and she had always paid her rent on time more or less. In February of 1969 Mr. Tolbert, a Housing Code Inspector, found that certain conditions existing in and around this house at 1153 Third Street, N.W. were violations of the Housing Code of the City of Atlanta. Apparently notice of these violations was sent to me by certified mail at my old address on Euclid Avenue from which I had just recently moved. Apparently this written notice was not forwarded to my new address, i.e., the house in which I now live.

In March of 1969 a Mr. Latham contacted me and informed me that the house at 1153 Third Street was in violation of the Housing Code, that he was to replace Mr. Tolbert as the Housing Code Inspector on the case. Mr. Latham advised me that he estimated the cost of repairs to be from \$1000.00 to \$1500.00. I told Mr. Latham that I would rather sell the house than put this much money on repairs. Mr. Latham then told me he knew of two or three people that he thought might buy the house but that they probably would not give me much money for it. Mr. Latham said that he would contact these people, that they would come out and look at the house and then call me. Several days later a Mr. R.D. Pattillo called me on the telephone and offered me \$800.00 for the property. I asked him if he would give me \$1000.00 but he said it wasn't worth it.

On April 15, 1969 Mr. Pattillo and Mr. Latham came to my house to close the deal. Mr. Pattillo offered me \$800.00 and told me that there would be no closing costs, no pro-rating of taxes, or any expenses on my part whatsoever. Mr. Latham said he would handle the closing because he was a notary public.

Mr. Pattillo gave me a check for \$800.00 and I gave him a deed to the property which I had signed but he had prepared. I did not see the name of the grantee on the deed. I deposited his check in my bank account shortly thereafter and to the best of my knowledge it was a good check, i.e., it was properly credited to my account and still is.

As far as I was concerned I thought I was selling that house at 1153 Third Street, N.W. to Mr. Pattillo and no one else. At that time I believed, as I do now, that I sold that house to Mr. Pattillo for much less than the house and property were worth.

Mrs. Jean Akins
Mrs. Jean Akins

Sworn to and subscribed before me
this 15 day of May, 1969.

Retty N. Jensen
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires May 17, 1969

Notary Public, Georgia, State at Large
My Commission Expires May 17, 1970

FAMILY RELATIONSHIPS

CHARLES T. LATHAM:

Married Charlotte Ann Qualls on May 23, 1958, State File No. 14453. The State certificate lists Mrs. Latham's father as William C. Garner, and Mr. Latham's father as Alonzo Latham.

ROBERT D. PATTILLO:

Married Icelene Alexander in Henry County, Georgia on December 4, 1961, State File No. 51258.

INSPECTION INFORMATION

2250 Sisk	No case
2657 Rosemary	Complied November 4, 1968
2661 Rosemary	Complied November __, 1968
4121 Grant Street	No case
2 Ridgeway	Complied September 20, 1966

*W.D.-Warranty Deed

L.D.-Deed to Secure Debt

ADDRESS	RECORD BOOK AND FOLIO	DATE OF TRANSACTION	TYPE DEED*	GRANTOR	GRANTEE	REMARKS
Land-Grant Drive 120' X 117' X 120' X 121"	4658/597	11/3/66	W.D.	Continental of Georgia, Inc.	Charles T. Latham	\$11.55 IR Stamps \$1.10 per \$1,000-- \$10,500.00
Land-Grant Drive Same description as above	4660/426	11/3/66	L.D.	Charles T. Latham	Continental of Ga., Inc.	\$10,000 loan. \$84.39 per month till 11/5/81
4121 Grant Drive	4847/97	1/18/68	W.D.	W.D.Fuller & Marria Fuller	Robert D. Pattillo, Sr.	Subject to outstanding first mortgage loan in principal balance of \$16,492.66 as of 12/6/67 in favor of Collateral Investment Co., Birmingham, Ala., payable \$123 per mo. including principal, interest, taxes, & insurance.
Bolton Road, N.W. Land 325' X 450' X 160' X 600' W.Ave & 1st St., N.W. Land 100' X 100'	4904/188	5/28/68	W.D.	Mrs. Dalphna R. Groover	Charles Travis Latham & Robert D. Pattillo	\$2.00 Tax Stamps
Bolton Road, N.W. W.Ave. & 1st St., N.W. Same description as above	4906/102	5/28/68	L.D.	Charles Travis Latham & Robert D. Pattillo	Mrs. Dalphna R. Groover	\$7,000 loan. Final payment 6/28/78 if not prepaid
Bolton Road, W.Ave. & 1st Street Same description as above	4986/595	11/20/68	W.D.	Charles T. Latham & Robert D. Pattillo	Brandon M. Qualls & Icelene Alexander	No proviso for loan against property
2250 Sisk Street, N.W.	4933/26	7/26/68	W.D.	Flossie Daniel Russell	Charles T. Latham & Robert D. Pattillo	

ADDRESS	RECORD BOOK AND FOLIO	DATE OF TRANSACTION	TYPE DEED	GRANTOR	GRANTEE	REMARKS
2250 Sisk Street,N.W.	4935/412	7/26/68	L.D.	Charles T. Latham & Robert D. Pattillo	Flossie Daniel Russell	\$1900 loan.\$58.67 per month. To be paid at home of Grantee
2250 Sisk Street,N.W.	4986/596	11/20/68	W.D.	Charles T. Latham & Robert D. Pattillo	Brandon M. Qualls & Icelene Alexander	No proviso for loan against property.
2 Ridgeway Ave.N.W.	4957/206	9/17/68	W.D.	Carl Burkhardt & Agnes Burkhardt	Mrs. Alonzo L.Latham	
2 Ridgeway Ave.N.W.	4965/199	9/17/68	L.D.	Mrs. Alonzo L. Latham	Carl Burkhardt & Agnes Burkhardt Rt.1, Monticello, Ga.31064	\$4,500 loan at 6½% per annum
2 Ridgeway Ave.,N.W.	4986/591	11/22/68	W.D.	Mrs.Alonzo L. Latham	Brandon M. Qualls & Icelene Alexander	No proviso for loan against property
Brook Ave. & Lotus Ave.Land 90' X 622' X 77' X 590'	4966/239	10/4/68	W.D.	A.R.Anderson	Robert D. Pattillo & Charles T. Latham	\$10.50 tax stamps,\$1.50 per \$500 consideration or portion thereof.
2657 Rosemary Dr.NW.	4980/17	11/4/68	W.D.	W.R.Dooley	Charles T. Latham & Robert D. Pattillo	Icelene Alexander was one witness.

ADDRESS	RECORD BOOK AND FOLIO	DATE OF TRANSACTION	TYPE DEED	GRANTOR	GRANTEE	REMARKS
2657 Rosemary Drive, N.W.	4989/29	11/4/68	L.D.	Charles T. Latham & Robert D. Pattillo	W.R.Dooley	\$2,000 Loan.Final payment 11/25/70
2661 Rosemary Drive, N.W.	4980/16	11/4/68	W.D.	W.R.Dooley	Charles T. Latham & Robert D. Pattillo	Icelene Alexander was one witness.
2661 Rosemary Drive, N.W.	4986/594	11/16/68	W.D.	Charles T. Latham & Robert D. Pattillo	W.R.Dooley	
1153 Third St., N.W.	5052/158	4/15/69	W.D.	Mrs. Jean Harris Akin	Icelene Alexander & Charlotte Garner	Charles T.Latham was one witness.

Secs. 2-249, 2-250. Reserved.

Article XIII. Code of Ethics*

Sec. 2-251. Conflicts of interest.

Neither the mayor, the president of the board of aldermen, any alderman or other officer or employee, elected or appointed, whether paid or unpaid, shall engage in any business or transaction or shall have a financial or other private interest, direct or indirect, which is in conflict with and adverse to the proper discharge of his official duties and the best interests of the city. (Ord. of 3-15-65, § 1)

Sec. 2-252. Representing private interest before city agencies.

Neither the mayor, president of the board of aldermen, any alderman or other officer or employee, elected or appointed, whose salary is paid in whole or in part from the city treasury shall appear in behalf of private interests before any agency of the city, including any committee of city government, the Atlanta Housing Authority, any joint board if the city is a participant, the board of education, or any other agency in which the city is involved. Aldermen, however, may appear without compensation or remuneration of any kind in behalf of constituents, or in the performance of public or civic obligations. This section shall not prohibit appearances upon matters only incidentally requiring official action which do not develop into a substantial part of the employment, provided that the retainer is not for the purpose of appearing before any committee, authority, board or other agency of the city, and provided further, that the compensation, in whole or in part, is not contingent or dependent upon the action of such committee, authority, board or other agency. No person serving the city without compensation shall appear, either directly or indirectly, on behalf of private interests in matters involving any committee, authority, board or other agency on which he serves or before any other committee, authority,

*Editor's note—Ord. of March 15, 1965, from which Art. III is derived, did not expressly amend this Code, hence codification of §§ 1—13 as §§ 2-251—2-263 respectively, was at the discretion of the editors. Italicized catch phrases were added to facilitate indexing and reference.

Cross references—Offices, officers and employees, Ch. 21; fire department, § 12-26 et seq.; police department, Ch. 25.

Supp. No. 7

other agency of the city, shall publicly disclose on the official record the nature and extent of such interest. (Ord. of 3-15-65, § 5)

Sec. 2-256. Gifts and favors.

Neither the mayor, the president of the board of aldermen, any alderman or other officer or employee, elected or appointed, whether paid or unpaid, shall accept any valuable gift calculated to influence his vote or decision in any business dealing with the city, in any form or forms whatsoever, including, but not limited to service, loan, thing or promise, from any person. (Ord. of 3-15-65, § 6)

Sec. 2-257. Disclosure of confidential information.

Neither the mayor, the president of the board of aldermen, any alderman or other officer or employee, elected or appointed, whether paid or unpaid, shall disclose confidential information concerning the property, governing operations, policies or affairs of the city; nor shall he use such information or any acquired in his official capacity to advance the financial or other personal interest of himself or others in any instance wherein the same would conflict with, and be adverse to, the best interests of the city. (Ord. of 3-15-65, § 7)

Sec. 2-258. Investments in conflict with official duties.

Neither the mayor, the president of the board of aldermen, any alderman or other officer or employee, elected or appointed, whether paid or unpaid, shall invest, or hold any investment directly or indirectly in any financial, business, commercial or other private transaction, which creates a conflict with and adversely affects his official duties to the detriment of the city. (Ord. of 3-15-65, § 8)

Sec. 2-259. Incompatible employment.

Neither the mayor, the president of the board of aldermen, any alderman or other officer or employee, elected or appointed, whether paid or unpaid, shall engage in or accept private employment or render services for private interests

OCT 19 1965

§ 2-259

ADMINISTRATION

§ 2-262

when such employment or service is adverse to and incompatible with the proper discharge of his official duties. (Ord. of 3-15-65, § 9)

Sec. 2-260. Private business conflicts.

Owning stock in, or being employed by, or having any connection with or ownership in any business, company or concern which does business with the city only through sealed competitive bidding where said bids are opened and the awards are made at meetings open to the public, shall not be considered as doing business with the city so as to cause any conflict of interest. (Ord. of 3-15-65, § 10)

Sec. 2-261. Appearances before city agencies of former officers or employees.

No person who has served as officer or employee, elected or appointed, of the city shall within a period of six (6) months after termination of such service or employment appear before any committee, authority, board or other agency of the city or receive compensation for any services rendered on behalf of any person, firm, corporation or association in relation to any case, proceeding or application with respect to which such person was directly concerned, or in which he personally participated during the period of his service or employment, or which was under his active consideration or with respect to which knowledge or information was made available to him during the period of said service or employment. (Ord. of 3-15-65, § 11)

Sec. 2-262. Board of ethics.

(a) *Creation, membership.* There is hereby created and established a board of ethics to consist of five (5) members, all of whom shall be residents of, and domiciled in, the city and who shall be nominated and elected as follows:

- (1) One (1) member to be nominated by the president of the Atlanta Bar Association and elected by the board of aldermen;
- (2) Four (4) to be nominated by the mayor and elected by the board of aldermen.

The members shall each serve for a term of four (4) years without compensation, and the members shall elect a chairman and effect their own organization internally.

(b) *Advisory opinions.* The board shall render an advisory opinion when requested by the mayor, the president of the board of aldermen, member of the board of aldermen, or officer or employee, whether elected or appointed, paid or unpaid, with respect to the provisions of this article in which said mayor, president of the board of aldermen, member of the board of aldermen, or other officer or employee is personally involved. Such advisory opinion shall be rendered pursuant only to written request by the mayor, president of the board of aldermen, member of the board of aldermen, or other officer or employee concerned. At the time of making request, and as a part of and contemporaneously therewith, the person requesting an opinion from the board shall set forth fully in writing, sworn and subscribed to under oath, all facts and other matter within the knowledge of said person relating in any way to the issue about which he seeks an opinion, and shall supplement only in writing such information initially furnished as may be necessary from time to time so as to present fully and completely all facts and other matter for review by the board.

(c) *Personnel, facilities, meetings, records.* The city shall assign from existing clerical personnel all necessary clerical assistance to the board of ethics, and shall provide and designate a place for meetings of the board. The board shall hold private meetings at such times as it may desire, and a majority of the members of the board shall constitute a quorum for the transaction of the business of the board. A majority opinion of the members sitting at any hearing shall govern as to decisions of the board. The board, in its judgment, shall be free to contract for the services of a competent court reporter to take down statements, testimony and discussions at its meetings, or to use in lieu thereof a competent person or persons adept at shorthand reporting, and/or mechanical transcribing devices, whichever method or methods desired by the board, to be paid for by the city. All permanent records of the board shall be confidential and shall be kept under lock

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in the office of the administrative assistant to the mayor. The city shall pay all administrative costs, including those specifically stipulated herein, pertaining to the operation of the board of ethics.

(d) *Requests for opinions.* The mayor, the president of the board of aldermen, any alderman or other officer or employee, elected or appointed, paid or unpaid, may where any question of conflict of interest or possible ethical violation exists, request in writing an opinion from the board of ethics.

(e) *Increase of membership.* The mayor and board of aldermen may increase the number of the members of the board of ethics if such becomes necessary in order to make the work of the board more effective.

(f) *Secrecy provisions.* The hearings of the board of ethics shall be held in private, but the opinions of the board shall be made available to the public to examine and to the press to publish with such deletions therefrom as may be necessary to prevent disclosure of the identity of the mayor, the president of the board of aldermen, any alderman or other officer or employee involved. Upon request of the board of ethics, the city attorney or a representative of his office shall meet with the board of ethics.

(g) *Compliance with opinion.* The mayor, the president of the board of aldermen, any alderman or other officer or employee of the city, whether appointed or elected, paid or unpaid, after a full and complete disclosure of all the facts, matter and circumstances, shall be entitled to rely on the opinion of the board of ethics as herein established as a guide to the conduct of such person in his relations to and with the city; and compliance with the opinion of the board of ethics shall serve in mitigation in any proceedings against such person for violation of this article.

(h) *Purpose of provisions.* It is the express intention of this section, including all of its subsections, and in the creation and function of the board of ethics herein provided, that the same serve as an advisory board for the benefit of those people in government who have a bona fide question regard-

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ing a possible conflict between their governmental duties and their private, personal or financial interests. It is not the intention of this section, including all of its subsections, to establish a secret board for the purpose of holding meetings and/or investigations, or rendering opinions on any matter or matters not specifically presented to said board in writing as herein provided, but on the contrary, it is the express intention of this section in the creation of the board of ethics to make government better so that the public may benefit therefrom, and at the same time to protect those people in government who have a bona fide question of conflict; and with this aim it is the express and avowed intention in requiring the board of ethics to hold private hearings and to publish its opinions with such deletions as to names of parties and other matters involved, so that those matters of private interest and concern shall remain private and personal unless and until such time as it is made to appear that such personal and private interest is in conflict with government duty to the detriment of the public. (Ord. of 3-15-65, § 12)

Sec. 2-263. Penalties.

Any violation of this article, or the furnishing of false or misleading information to the board of ethics when seeking an opinion from said board with the intent to mislead and thereby gain an opinion favorable to the person requesting the same, shall subject the person committing such violation, or furnishing such false or misleading information with the intent to mislead the board of ethics, to punishment as provided for in section 1-9, and to impeachment or removal from office for cause, as the case may be, and upon conviction thereof, to removal from office, whether elected or appointed, paid or unpaid. (Ord. of 3-15-65, § 13)

Editor's note—The editors inserted reference to § 1-9 in lieu of reference to "the 1953 Code", inasmuch as § 1-9 is derived therefrom.

health authorities of Fulton and DeKalb Counties such assistance and cooperation as those authorities may be able to give in the areas of the city within their respective jurisdiction. (Ord. No. 1967-74, § 1, 12-4-67)

Sec. 15-7. Inspection, compliance with code prerequisite to utility services for substandard dwelling unit.

Utility services shall not be provided to any vacant dwelling unit which is unfit for human habitation until such dwelling unit has been brought into compliance with this code. (Ord. No. 1967-74, § 1, 12-4-67)

Sec. 15-8. Availability of reports, orders, recommendations.

After any order, report or recommendation has been made by an official or employee of the city and is on file in their respective department, such information shall upon request be made available to the owner of the property or his authorized agent, a prospective purchaser, the manager of the property, the attorney for any of the foregoing, any attorney for the examination of titles, and any official or employee of the city for official purposes. (Ord. No. 1967-74, § 1, 12-4-67)

Sec. 15-9. Inspection by disinterested employee; secrecy provisions, information.

No official or employee of the city making inspection of properties for the purpose of determining the necessity for repairs or corrections shall have any financial interest directly or indirectly, in any repairs or corrections which may be required, nor shall any such official or employee give to any person, firm or corporation, other than those authorized persons listed in section 15-8 above, any information regarding such repairs or corrections or the location or the names of the owners of said properties. (Ord. No. 1967-74, § 1, 12-4-67)

"That section _____ of the Code of Ordinances, City of Atlanta, Georgia, is hereby amended to read as follows: _____." The new provisions may then be set out in full as desired.

In the event a new section not heretofore existing in the Code is to be added, the following language may be used: "That the Code of Ordinances, City of Atlanta, Georgia, is hereby amended by adding a section (or article or chapter) to be numbered _____, which said section reads as follows: . . ." The new section may then be set out in full as desired.

All sections, articles, chapters or provisions desired to be repealed should be specifically repealed by section, article or chapter number, as the case may be.

Sec. 1-8. Altering Code.

It shall be unlawful for any person in the city to change or amend by additions or deletions, any part or portion of this Code, or to insert or delete pages, or portions thereof, or to alter or tamper with such Code in any manner whatsoever except by ordinance or resolution or other official act of the mayor and council, which will cause the law of the City of Atlanta, Georgia, to be misrepresented thereby. Any person violating this section shall be punished as provided in section 1-9.

Sec. 1-9. General penalty; continuing violations.

Whenever in this Code or in any ordinance of the city any act is prohibited or is made or declared to be unlawful or an offense, or whenever in such Code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of such provision of this Code or any such ordinance shall be punished by a fine not to exceed five hundred dollars (\$500.00) and costs or imprisonment in the city jail for not more than six (6) months, or work on the public streets or on public works of the city for not more than six (6) months, or by any one or more of these punishments, sub-

ject to all limitations contained in the charter of the city. Each day any violation of this Code or of any ordinance shall continue shall constitute a separate offense.

In addition to the penalties hereinabove provided, any condition caused or permitted to exist in violation of any of the provisions of this Code or any ordinance shall be deemed a public nuisance, and may be abated by the city as provided by law, and each day that such condition continues shall be regarded as a new and separate offense. (Code 1953, § 1.11)

Charter references—Maximum punishment that may be prescribed, § 2.3.2; provisions as to the Municipal Court, operation thereof, § 5.1.1 et seq.

Cross reference—Provisions allowing persons credit for time served in the city stockade where such persons, upon conviction for violation of a city ordinance, are unable or fail to pay the fine, § 19-43.

State law reference—Organization of public works camps by cities, § 69-205, Ga. Code Ann.

Sec. 1-10. Judgments and sentences to run consecutively.

All judgments and sentences imposed and ordered by the judge of the Municipal Court shall run consecutively unless otherwise specifically provided by the judge of such court in such judgments and sentences.

5-22-69

TO: R. EARL LANDERS,
CHIEF ADMINISTRATIVE OFFICER

FR: JAMES B. HENDERSON
SPECIAL ASSOC. CITY ATTY.
SUBJECT: HOUSING CODE DIVISION;
CHARLES TRAVIS LATHAM;
ROBERT DAVID PATTILLO

Mr. Earl Landers advised on May 8, 1969 that he had received information indicating a Housing Code inspector had purchased residential property from a Mrs. Akins under circumstances indicating a possible wrong doing on the part of the inspector. Mr. Landers stated that Mr. James A. Smith, Chief Housing Code Inspector and Mr. R. O. Tipton of the same department had details of the matter. Further, Mr. J. H. Robinson, Community Development Coordinator also had received information in the same matter. Mr. Landers stated he had requested Mr. Smith, Mr. Tipton and Mr. Robinson to contact me on the same date.

Mr. John H. Robinson, Community Development Coordinator, Second Floor, City Hall advised on May 8, 1969 that about a week ago a Mrs. Georgia Jackson, tenant, 1153 Third Street, N. W., Atlanta, telephonically advised that a Mrs. Akins is the owner of that property. According to Mrs. Jackson, an inspection was made of the property and the estimated cost of repairs came to a large sum. Further, the repairs were never made and Mrs. Akins subsequently sold the property to a City inspector representing some type of company. The new owner increased the rent from \$50.00 to \$90.00 per month. Mrs. Jackson advised she could be reached through phones 284-4747 and 792-0239.

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Mr. James a Smith, Chief Inspector, Housing Code Division Enforcement, Department of Buildings, and Mr. R. O. Tipton, Supervisor in the same division made available records of their offices on May 8, 1969 which reveal the following information:

Employees in the Housing Code Division who are allegedly involved in the purchase of the property from Mrs. Akins are inspectors Charles T. Latham, and Robert D. Pattillo.

Housing Inspection Notice No. CA69-10023 dated February 18, 1969 reveals that residential property located at 1153 Third Street, N. W., Atlanta, Georgia is owned by a Mrs. Jean Harris Akins, 1009 Euclid Avenue, N. E., and occupied by one Georgia Jackson. The building on the property is of frame construction, one story, and has a total of one unit. The inspection was conducted by Housing Code Inspector, M. L. Tolbert, and cost of rehabilitating the property was estimated at \$1,500.00.

An official notice of violation was mailed to Mrs. Akins at 1009 Euclid Avenue, N. E., Atlanta, Georgia on or about February 19, 1969 with instructions to correct on or before May 19, 1969. This notice was sent via certified mail, however the receipt was never returned.

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A second official notice of violation was mailed to Mrs. Akins at 2583 Ashford Road, N. E., Atlanta, Georgia on or about March 28, 1969 with same correction date. The certified mail receipt was returned as signed by Jean ~~Harris~~^{Akins}. In the event the original records in this matter are needed a request should be made to Mr. James A. Smith. ^{T.P.}

Mr. Tipton advised that he had talked personally with Mrs. Akins who advised him in substance that she was the former owner of the property located at 1153 Third Street, N. W., Atlanta, Georgia; that she had rented this property to Georgia Jackson for a number of years and that she formerly resided at 1009 Euclid Avenue, N. E., but had recently moved to 2583 Ashford Road, N. E., Atlanta, Georgia, telephone 633-5343. She also advised that the first she knew of the inspection of her property on Third Street was when Mrs. Jackson told her of it. Mrs. Akins subsequently conferred with a Mr. Charles Latham about the repair of the property and in view of the expense involved she decided to sell the place. Shortly thereafter Mr. Latham and a Mr. Pattillo came to Mrs. Akins home and she sold the property to Mr. Pattillo for \$800.00.

It was determined through reliable sources that Robert D. Pattillo was born ~~February 14,~~^{February 17,} 1927 and that his wife's name is Icolene A. Pattillo.

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It is reported that the Pattillo's have resided at 404 Puckett Street, Forest Park, Georgia and at 1272 Park Avenue, S. E., Apt. A, Atlanta, Georgia. Further that Mr. Pattillo was formerly employed as an agent or salesman with Georgia Insurance Service and with United Insurance.

Mrs. Pattillo is reportedly an employee or former employee of Colonial Stores.

The same sources revealed that Charles T. Latham was reportedly born in January, 1936 and his wife's name is Charlotte G. Latham. The Latham's have resided at 1896 Ward Circle, East Point, Georgia and 4030 Grant Drive, S. W., Atlanta, Georgia. Mr. Latham was formerly employed as an agent for Florida State Life Insurance Company. Mrs. Latham reportedly is or was employed by E - Z Food Stores. Mr. Latham filed a petition in bankruptcy in March, 1961 listing debts in the amount of \$12,729.00 and assets of \$110.00. He was discharged in June, 1961.

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PERSONNEL RECORDS,

CITY OF ATLANTA reveals the following information:

Charles Travis Latham was employed as a housing code inspector on May 30, 1966. By way of background, Mr. Latham was born January 4, 1936. He has a high school education and 3 years in a radio-TV trade school in Washington, D. C. Mr. Latham's wife's name is Charlotte Ann. They have four children. His social security number is 259-50-1436.

Robert David Pattillo was employed as a housing code inspector on January 23, 1967. He was born November 8, 1928. Mr. Pattillo has a high school education and one year of college. his wife's name is Icelene. They have two children. Mr. Pattillo's social security number is 253-30-1845.

State File No. 14453 reveals that Charles T. Latham married Charlotte Ann Qualls on May 23, 1958. Mrs. Latham's father is listed as William C. Harner, and Mr. Latham's father as Alonzo Latham.

State File No. 51258 reveals that Robert D. Pattillo married Icelene Alexander in Henry County, Ga. on Dec 4, 1961.

Mrs. Jean Akins, 2583 Ashford Road, N. E., Atlanta, Georgia, Telephone Number 633-5343 furnished the following information.

Mrs. Akins advised that she was former owner of property at 1153 Third Street, N. W., Atlanta, Georgia. That this property was left to her by her mother and that she has rented the property to Georgia Jackson and her six children for a number of years. She stated that the house was in excellent condition prior to the time that Mrs. Jackson and her family occupied it. However, they have been very destructive tenants.

Mrs. Akins formerly resided at 1009 Euclid Avenue. However, she moved from there to her present address on January 24, 1969. At that time, she left a forwarding address with the post office.

Mrs. Akins was not aware that her Third Street property had been inspected until some time in late March, 1969 when Georgia Jackson told her that the house inspectors had been out there.

Thereafter, Mrs. Akins called City Hall and talked to Mr. Latham who told her that there was a "whole page full" of things to be done to the house. She advised Mr. Latham she had received no notice and told him that she had recently spent considerable money for plumbing fixtures and other repairs.

In connection with the repairs made on the house, Mrs. Akins has an invoice of 3-17-69 from Stasco, Inc., evidencing plumbing work including a new 30-gallon water heater at 1153 Third Street, N. W. in the amount of \$252.50. She has another invoice dated April 4, 1969, revealing that she paid \$20.55 to Rose Electric Company for electrical work on her property.

As a result of Mrs. Akins' telephonic conversation with Mr. Latham, they agreed to and did meet a day or so later at Mrs. Akins property on Third Street. Mr. Latham was alone at the time. He pointed out to Mrs. Akins all that needed to be done and told her it would cost about \$1,500. She told him if it would cost that much she might sell the property. During the course of the discussion, Mr. Latham told her that the house would have to pass inspection each year

and would probably cost that much each year to conform. Mrs. Akins is not sure whether she actually initiated the proposition of selling the property to Mr. Latham or whether he initiated the proposition. At any rate, Mr. Latham told her he would try to help her sell the property as he knew some men who bought that type of property. He said he would have one of these men call her.

2 or 3 days after the meeting at the Third Street property, a man called Mrs. Akins and identified himself as Mr. Pattillo. He told her that he had been referred by Mr. Latham, and that he was calling concerning her property on Third Street and made her an offer of \$800.00 for the property. Mrs. Akins maintained that the property was worth more at which time Mr. Pattillo became very curt and said he doubted if anyone else would make any offer for the property. Mrs. Akins told Mr. Pattillo she would think the matter over and call him as to her decision. According to Mrs. Akins, she reached the decision that to keep the property would be a continuing cost and bother to her. She also realized that the property was worth more than \$800.00 but stated that since she is a widow woman and 70 years of age it just wasn't worth it to maintain the property and keep the tenant in it.

Accordingly, she recontacted Mr. Pattillo and told him she would take \$800.00 for the property. A few days later, Mr. Pattillo and Mr. Latham came to her residence on Ashford Road. She believes some time before noon. She is positive it was during ordinary business hours because Mr. Latham at one point made the comment that he had to get back to the office. She is also positive that the date was April 15, 1969 which was on a Tuesday.

They advised her there would be no closing cost or for that matter any cost to her and that Mr. Latham would close the deal as he was a notary. They had a document with them, undoubtedly a warranty deed, which Mrs. Akins signed. She admits that she did not read the document carefully and does not know for sure who the Grantee or Grantees were but certainly was of the opinion that she was selling the property to Mr. Pattillo. She does recall he gave her a check in the amount of \$800.00 and it was a printed check in his and his wife's name. However, she does not recall the name of the wife. She deposited the check in her account at the First National Bank on April 18, 1969.

Mrs. Akins advised that she would testify in Court concerning this matter if such became absolutely necessary. However, she preferred not to become involved.

Record Book No. 5052, page 158, reveals that a warranty deed, dated 4-15-69 transferred the property at 1153 Third Street, N. W., Atlanta, Georgia, from the Grantor, Mrs. Jean Harris Akin(s), to the Grantee, Icelene Alexander and Charlotte Garner, further that Charles T. Latham was a witness and notary.

The property at 1153 Third Street, N. W. was inspected on May 20, 1969, by James A. Smith, Chief Housing Code Inspector and myself at which time each item on Mr. Tolbert's Housing Inspection Notice was checked to determine if there had been compliance therewith. It was determined that of some 25 items that the only basic compliance that had been made was painting on the exterior.

It is to be noted that Georgia Jackson presently occupies this property and has been instructed to pay rent to Homestead Associates, P. O. Box 41222, Atlanta, Georgia, 30331. This is in accordance with a letter to Mrs. Jackson dated May 1, 1969 from Icelene Alexander.

The housing code records on this property are in tact and are available.

Housing Inspection Notice Number CB68-2150 reveals that the housing at 2285 and 2295 Brooks Avenue, N. W., Atlanta, Georgia was inspected on April 4, 1968, by C. T. Latham. The notice was mailed April 9, 1968, and with instructions to comply by July 9, 1968. The estimated cost of repairs was \$1,050. This property consists of a church and two units in brick and frame type construction one story with a total of three units, the owner being A. R. Anderson, Administrator for the estate of G. H. Anderson, 1335 Marietta Boulevard, N. W., Atlanta, Georgia.

Record Book No. 4966, page 239 reveals that there is a warranty deed, dated October 4, 1968. Transferred property at 2285-95 Brooks Avenue, N. W., Atlanta, Georgia, from ~~sh~~ R. Anderson, Grantor to Robert D. Pattillo and Charles T. Latham, Grantees. There is also a deed to secure debt per record book 4967 page 271 to Atlanta Federal Savings and Loan from Latham and Pattillo in the amount of \$7,500, on the same property.

Mr. A. Raymond Anderson, 1335 Marietta Boulevard, N. W., Atlanta, Georgia, advised Mr. Earl Landers that as administrator for the estate of Mr. G. H. Anderson, he handled the sale of the property at 2285-95 Brooks Avenue, N. W. According to Mr. Anderson, there are three old houses or units at this address and after being inspected by Mr. Latham, Mr. Anderson was presented with a long list of items to be repaired. Mr. Anderson had a contractor of his choice check the houses and was told by the contractor that it would cost approximately \$2,500 to comply with the inspection list. Soon thereafter, Mr. Anderson told Latham that he would sell the house and they eventually agreed and Mr. Anderson did sell the three units to Latham and Pattillo for \$7,500.

Mr. Anderson, Mr. Pattillo, and Mr. Latham went together to Atlanta Federal Savings and Loan to arrange for financing the house. Atlanta Federal took a deed to secure debt in the amount of \$7,500. However, Mr. Anderson had to pledge a \$2,000 account that he had with Atlanta Federal as security.

On May 20, 1969, James A. Smith, Chief Housing Code Inspector and myself inspected the property at 2285-95 Brooks Avenue, N. W., Atlanta, Georgia. (It should be noted this property also is or has been designated as 2-4 Brooks Avenue.)

*Basically no repairs had been made.
Housing Code Division records on this property are missing. Repair card shows last inspected 7/9/68.
It should be noted that the present occupant of this property, Frances Simpson, phone 794-0822, pays her rent to Homestead Associates, P.O. Box 41222, Atlanta, Ga., 30331.*

Housing Inspection Notice Number CB68-2505 reveals that Mr. A. C. Waddell on April 2, 1968, inspected property at 1263 Old Hollywood Road.

The notice of this property was mailed May 8, 1968 with the instruction to comply by 8-8-68. The estimated cost of repairs being \$2,750. The owner of the property was Mrs. Dalphne^{R.} Groover, 2935 Arden Road, N. W., Atlanta, Georgia, 30305.

House at this address was described as residential frame two story, two units. There were some 32 items of repair.

Record Book 4904, page 188 reveals that a warranty deed, dated May 28, 1968. This property was transferred by Mrs. Dalphne^{R.} Groover to Charles Travis Latham and Robert D. Pattillo.

It should be noted that the warranty deed would appear not only to describe ~~but~~^{but} to include two entire ~~separate~~^{separate} pieces of property, one of which is described as being on Bolton Road, N. W.--325' x 450' x 160' x 600'. This piece is now known as 1263 Old Hollywood Road, N. W., and is that property which was inspected by Mr. Waddell as reference^{to} herein above. The other piece of property is on West Avenue and First Street, N. W., described as being 100' x 100' x 100' x 100'. This property is now known as 1250 First Street, N. W. (This piece of property so far as could be determined, was never inspected by the housing code inspectors.)

Record Book 4906 page 102 reveals that Latham and Pattillo gave Mrs. Dalphne^{R.} Groover a deed to secure debt on 5-28-68 for \$7,000 loan.

Further, record book 4886, page 595 reveals that a warranty deed dated 11-20-68 conveyed the property from Latham and Pattillo to Brandon M. Qually^S and Icelene Alexander.

James A. Smith, Chief Housing Code Inspector, and I inspected the property at 1263 Old Hollywood Road on 5-20-69 and found that basically none of the repairs as listed on Mr. Waddell's inspection notice of 4-2-68 had been made.

The occupant^S of 1263 and 1265 Old Hollywood Road pay their rent to J. T. Latham, Box 41222 Atlanta, Georgia, 30331.

A cursory inspection of the property of 1265 Old Hollywood Road reveals that it is badly in need of repair and that it would not be in compliance with the housing conditions.

The Housing Code Records on this property are not complete.

It should be noted that the present occupant of this property, Francis Simpson, telephone 794-0822, pays her rent to Homestead Asso. P. O. Box 41222, Atlanta, Georgia, 30331.

The inspection reveals that no repairs made in accordance with ^{Wardell's} Mr. Latham's inspection report of April 7, 1968.

The housing code records on this particular property are not complete. The follow up sheet is missing. The reference card shows that the last date the premises was inspected was July 9, 1968.

Inspection Notice No. C168-4112 reveals that C. T. Latham on May 29, 1968, inspected property at 2657 Rosemary Street, N. W., Atlanta, Georgia.

This property is residential frame construction, one story, one unit, and is owned by Mr. W. R. Dooley who, at that time, allegedly resided at Route 1, Whitesburg, Georgia. There were four items of repair that had an estimated repair cost of \$600.00

Housing Inspection Notice C168-557 reveals that C. T. Latham on 8-8-68 inspected the property at 2661 Rosemary Street, N. W., Atlanta, Georgia. This is a frame house, one story, one unit and is owned by Mr. W. R. Dooley of Whitesburg, Georgia. There were some five items of repair with an estimated cost of repair of \$800.00.

Record Book 4980 page 17 reveals that a warranty deed, dated 11-4-68, conveyed property at 2651 Rosemary Street, N. W., Atlanta, Georgia from W. R. Dooley to Charles T. Latham and Robert D. Pattillo.

Record Book 4989 page 29 reveals that a deed to secure debt dated 11-4-68 on property 2657 Rosemary Street, N. W., from Latham and Pattillo to W. R. Dooley for \$2,000.

Record Book 5052 page 150 reveals that warranty deed dated 4-14-69 on property at 2657 Rosemary Street, N. W., from Latham and Pattillo to Herman H. and Mary Lou Maloy.

Record Book 4980 page 16 reveals that warranty deed dated 11-4-68 conveyed the property of 2661 Rosemary Street, N. W., from W. R. Dooley to Charles T. Latham and Robert D. Pattillo.

Record Book 4986 page 594 reveals warranty deed dated 11-16-65 conveyed property at 2661 Rosemary Street, N. W., from Charles T. Latham and Robert D. Pattillo to W. R. Dooley.

On May 20, 1969, I telephonically contacted Wayman Ralph Dooley, Box 114, Mansfield, Georgia, Telephone Covington Exchange, 706-6033. Mr. Dooley advised that he was in the construction business and that he formerly owned the property at 2657 and 2661 Rosemary Street, N. W., Atlanta, Georgia. He stated that each of these properties were inspected by Mr. Latham. He, Mr. Dooley, had them repair ^{al and} in compliance with the code. At that time, he decided to sell the property and ^{did} would sell the property to Mr. Pattillo and Mr. Latham, and ~~as~~ Mr. Dooley ~~had~~ ^{did} stated that he was satisfied with the transaction

and that no pressure whatsoever was placed upon him in the course of the selling.

He stated that the ~~sell~~^{sale} actually went through on the property at 2657 Rosemary Street. However, Mr. and Mrs. William R. Ray had already applied for a loan on the property at 2661 Rosemary Street and when the loan came through, it was necessary for him to cancel out on the sale of the property to Latham and Pattillo.

Both of the properties on Rosemary Street were inspected by James A. Smith, Chief Housing Code Inspector and myself, ~~and~~^{It was} found that the houses had been repair^{ed} and that they appeared to be in compliance with the housing code.

Inspection Notice Number W11-5055 reveals that Mr. A. C. Waddell on 3-9-66 inspected property at 2 (1724) Ridgeway Avenue, N. W., (right) Atlanta, Georgia and determined there were some 11 items of repair. This house was owned by Mr. and Mrs. Burkhart, Route 1, Mableton, Georgia, and at the time was occupied by J. P. Warren. The house was complied on 9-20-66.

Record Book 4957 page 206 reveals that warranty deed dated 9-17-68 conveyed property ^{at 2} to Ridgeway Avenue from Carl Burkhart and Agnes Burkhart to Mrs. Alonzo L. Latham.

property at 2 Record book 4965 page 199 ^{revealed} ~~conveyed~~ deed to secure debt, dated 9-16-68 ^{conveyed} to Ridgeway Avenue, N. W., from Mrs. Alonzo L. Latham to Carl and Agnes Burkhart Route 1, Monticello for \$4,500 loan.

at 2 Record Book 4986 page 591 reveals warranty deed dated 11-22-68 conveying ^{ed property} to Ridgeway Avenue, N. W. from Mrs. Alonzo L. Latham to Bradon M. Qualls and Icelene Alexander.

at 2 Record book 5044 page 65 reveals warranty deed of 3-28-69 conveying ^{ed property} to Ridgeway Avenue, N. W. from Brandon M. Qualls and Icelene Alexander to Henry C. and Sarah S. Weaver.

In view of the fact that this house was complied prior to the time it was purchased by Mrs. Latham and ^{has} ~~is~~ subsequently been sold, no current inspection was made.

The Housing Code records on this piece of property are intact.

^R Record Book 4937 page 26 reveals warranty deed, dated 7-26-68 conveying property at 2250 Sisk Street, N. W., Atlanta, Georgia from Flossi Daniel Russell to Charles T. Latham and Robert D. Pattillo.

Record Book 4935 page 412 reveals deed to secure debt dated 7-26-68 on property at 2250 Sisk Street, N. W., from Latham and Pattillo to Flossi Daniel Russell for loan of \$1,900.

Record Book 4986 page 596 reveals warranty deed dated 11-20-68 conveying property at 2250 Sisk Street, N. W., from Latham and Pattillo to Brandon M. Qualls and Icelene Alexander. ^R A search of the records of the housing code division failed to reveal that there was ever a case on the property at 2250 Sisk Street.

In view of the few developments so far on this property no further investigation was conducted pending further developments.