

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 ^{Akins} ~~Harris~~. ^{T.P.} In the event the original records in this matter are needed a request should be made to Mr. James A. Smith.

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.

q 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, farther 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 ~~Ab~~ 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. Referral card shows last inspected 7/9/68.
It should be noted that the present occupant, Frances Simpson, phone 794-0822, pays her rent to Trustad 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} to include two entire ^{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 ~~previously~~ stated that he was satisfied with the transaction

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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 repaired 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. Burkhardt, 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 Burkhardt and Agnes Burkhardt 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 Burkhardt Route 1, Monticello for \$4,500 loan.

at 2 Record Book 4986 page 591 reveals warranty deed dated 11-22-68 conveying ^{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 ^{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.