

**Four Bricks**  
**309 East Fourth Avenue**  
**Rome, Georgia 30161**

This home was built as a duplex in 1965 and is zoned a duplex to present. Architect Jimmy Goodwin of Atlanta designed the home for this lot. Frank and David Rogers constructed the home. It can be used as condominium, duplex or single family.

Downstairs has 10-foot ceilings, beautiful wood floors, plaster crown moldings and freis. There are 3 bedrooms, 2.5 baths, salon, formal foyer with inlaid marble floor off the portico, bar, formal dining room, kitchen, laundry room, service entrance, elevator to first and second stories plus the attic. Front foyer services the second floor with an informal entrance to the main floor. Main salon is paneled in red gum, all custom milled for this home. Working fireplace has gas logs at the present time, served by Georgia Natural Gas Co.,

The second floor, was totally renovated in 1991 by Jimmy Smithson Builders. It consists of a designer kitchen with black granite floors and countertops, wet bar, formal dining, parlor/computer room/or extra bedroom, master bedroom suite and beautiful marble master bath complete with heated floor Jacuzzi tub, oversized shower, two dressing areas and walk-in closets. Out of season storage on the second floor includes a spacious cedar lined room plus ample attic storage.

Serviced elevator to the third floor is another full floor of storage space which could easily become a master suite or other bedrooms.

The home is total electric, on two meters. Three separate telephone lines are in place, Dish Satellite and cable television are in service. A security system plus video monitoring intercom system for both entrances.

Lawn has sprinkler system front and back. Two driveways - one on each side of the home, and some covered parking.

The backyard is completely enclosed with double brick peek-a-boo wall, flagstone patio and professional landscaping suitable for an in-town courtyard. Note the gate at the entrance came from the Rome Female Academy, circa 1860's

**DRAWING FOR  
AL LEDBETTER**



**EAST 5th AVE.**  
S 40°24'22"E  
61.70'

PROPERTY OF  
JAMES D. MADDOX  
D.B. 745, P. 310

N 49°35'38"E 148.00'

GARAGE

N 54°51'26"W  
38.28'

1 1/2" PIPE  
FOUND

1" PIPE FD.

S 45°20'49"E  
33.38'

1/2" ROD FD.

N 49°02'47"E  
2.51'

N 35°30'04"E 169.12'

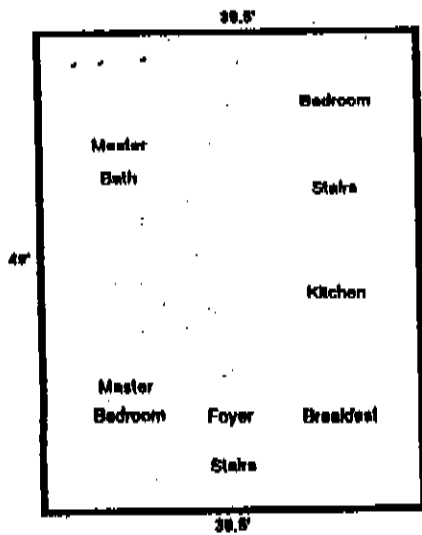
PROPERTY OF RUBY L. LEDBETTER  
D.B. 1388, P. 479

END OF WALL

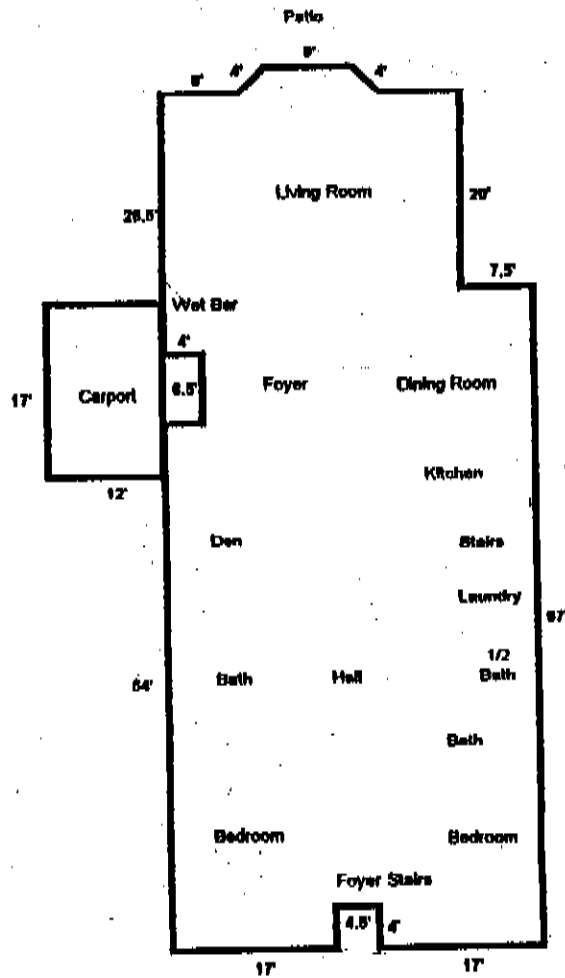
S 36°08'28"W 169.91'

**EAST 4th AVE.**  
N 54°20'00"W  
59.00'

C.C. NAIL FD.



Second Floor



First Floor

SUMMARY	SOFT AREA	PERIMETER	AREA CALCULATION DETAILS
Living Area			First Floor
First Floor	3188	269	11.8 X 2.8 = 33.0
Second Floor	1887	175	31.0 X 20.0 = 620.0
Total	5075	444	38.5 X 6.5 = 250.2
			34.5 X 6.5 = 224.2
Garage/Carport			38.5 X 50.0 = 1925.0
Carport	204	58	17.0 X 4.0 = 68.0
			17.0 X 4.0 = 68.0
			Total 3188.4
			Second Floor
			38.5 X 49.0 = 1886.5

# MEMORANDUM

## **Additional Information on Residential Property 309 East Fourth Avenue, Rome, Georgia**

I. Exterior: On the exterior there is a nicely landscaped front yard with boxwoods planted adjacent to the brick front. There is a sprinkler system covering the shrubbery just mentioned as well as the trees and other plantings on the front portion of the house. The sprinkler system, controlled by a timer, can be set for any time of day or night or any day or multiple days and is easily adjustable and very accurate. There are three different stations. Station No. 1 is the lawn area between the sidewalk and the house and Station No. 2 is the shrubbery right next to the house and the grassy area along the street. Station No. 3 is the entire backyard area, which is fully landscaped. H&H Lawn Service has been under contract for the last ten years or so cutting the grass weekly, trimming the shrubs, fertilizing and performing all of the necessary jobs that should be done to keep the yard looking good.

There is adequate exterior lighting with floodlights on each corner, front and back, as well as light fixtures on either side of the front and rear entrances. There is a nightscape lighting system in the backyard with a switch located below the fountain and inside the house. The window shutters are workable shutters with hinges and can be closed and latched, if necessary. The guttering around the entire house is copper.

The side entrance is considered the main downstairs entrance into an entry hall, which will be described later. Both the front entrance and the side entrance have television monitors and speakers and a television screen inside the house will produce an image of whoever may be ringing the doorbell. Once the doorbell is rung or the doorbell is sounded, a person inside is able to identify and converse with whomever is ringing the doorbell.

Toward the backyard is a pre-Civil War garden gate. It was originally located at the Rome Female Academy on Eighth Avenue and was moved to this location about thirty-five years ago. The garden area illustrating the gate is found in several books including Sibley Mooney's Out of the Past and Still Alive, as well as one of the books of the Garden Club of Georgia.

On the rear of the house, which is fully landscaped, there is a stone patio, workable fountain and a double-brick wall (pierced brick) all the way around the back of the property.

The air conditioning units are located on the south side of the house: one for the upstairs and one for the downstairs, which are separately controlled by thermostats, up and down, thus enabling one to regulate the air conditioning, heating and/or cooling to one's satisfaction. The downstairs heating vents each have auxiliary heating coils, thermostatically controlled, for extreme cold weather.

On the south side of the house is a small tool house measuring probably 5' by 4'. It is about ten feet tall and has a slate roof. It is not electrified, but it is very convenient for storage of lawn equipment and other tools. Nearby the little tool house just mentioned is an opening beneath the house to a concreted crawl space (you would be unable to stand up in the crawl space), but it is very convenient for storage of ladders and lawn furniture when not in use.

Also on the south side of the house is an exit from the kitchen/laundry area where the garbage cans and trash disposal facilities are located, which is very convenient from the inside.

It should be noted that there are actually two driveways which are part of the property. One driveway on the north side of the house will accommodate a number of cars with a porte-cochere; and other driveway on the south side is just a small parking area that would accommodate two cars.

II. INTERIOR: Entering the front door, there is a large closet outside to the right. Then you will enter into a small foyer, which leads upstairs to the second floor with a stairwell and a door, then a long hall leading into the main area of the downstairs. The first room to the right is a bedroom and bath. On the left is a second bedroom, dressing room, walk-in closet and bathroom. Coming on down, there is a large coat closet, with many storage shelves, and on the left is a large linen closet.

The next room on the left is a den or card room. Then on the right coming down the hall is a small hallway leading to the elevator, which goes from the first floor all the

way to the third floor (the third floor being all attic). The second floor has two additional bedrooms and one bath.

Going on further towards the back of the house is the downstairs kitchen with all the appliances and cabinets and so forth that one might expect. One feature found in the kitchen is a device that indicates the location of any calls that might buzz from the two bedrooms or a buzz from the living room or dining room.

The kitchen leads into the dining room, which has two windows and is a rather large room and off of it to the left is the main entrance hall, floored with marble. From there you go into the main living room which features red gum paneling, has a fireplace on one end, a bay window and doors overlooking the garden and two large windows on the left which gives a view of the City Clock. (Speaking of the City Clock, the ringing of the City Clock does not cause any disturbance to the owners of this particular property.)

Immediately to the left in the living room is a wet bar, which has two entrances, one from the hall and one from the living room. The fireplace is functional and has been used as a wood-burning fireplace, but in recent years it has been converted to a gas log system and does not require any maintenance whatsoever. It can easily be converted back to a wood-burning fireplace if one should desire.

III. STRUCTURE. A very prominent architect from Atlanta by the name of Jimmy Godwin designed the main structure. Mr. Godwin has done other work in Rome. He did some design work for the new National City Bank building a number of years ago and designed the house that now is occupied by Dr. and Mrs. Harlan Starr in West Rome. Rogers Brothers Construction Company did the construction work, the original building of the residence. All of the work that they did was of first-class quality. The doors, millwork, the plastering and the paneling are in perfect condition making a beautiful configuration.

The original house was built in 1965 and 1966 and was remodeled again in the early 1990's with most of the work being done by Smithson Builders. The interior decorating originally was done by W. E. Brown Decorating Company headed up by Mr. Norman Pendley. After Mr. Smithson did his remodeling in the early 1990's, W. E.

Brown returned and a Mr. Jack DeLong conducted all of the refurbishing of the interiors, both up and down, replaced some of the old furniture, replaced some of the old light fixtures, replaced some of the carpeting as well as window and wall coverings.

V. SECOND FLOOR: There is a separate set of steps from the laundry area and the lower kitchen area to the second floor – the first set of steps to the second floor being located by the front entrance. The second set is located in the middle of the house, more or less, off of the downstairs kitchen. The steps lead up into a hallway adjacent to the elevator exit and on the right is a pantry. On the left is a nook containing shelves for cookbooks and other kitchen items, and then into the kitchen, the second complete kitchen upstairs. Right next to the kitchen upstairs is a small dining room with granite and marble inlaid flooring and granite counter tops.

There is a small entrance hall at the top of the steps located at the front of the house, and this entrance hall leads from the step area to the kitchen or the master bedroom which is a combination sitting area and sleeping area. Following that is a dressing area containing four closets - none of them are walk-ins. There is an extra toilet installed in the dressing area for convenience purposes and the master bathroom has a Jacuzzi tub built-in and enclosed shower, marble counters and electrically-heated flooring, mirrored all the way around, and then into the water closet, which contains a large medicine and linen cabinet. The next room would be the second bedroom upstairs which contains a Murphy bed together with shelves and other amenities. There are two ceiling fans on the second floor: one in both bedrooms.

VI. UTILITIES & AMENITIES: The telephone system upstairs and down: there are three telephone lines into the house with extensions in about nine places. Two lines come in for the regular telephone service and the third line is dedicated to a fax machine. However the second regular telephone line can also be used for connections to a computer.

Comcast Communications wired the house for cable television and there are cable connections in just about every room except for the downstairs kitchen and dining

room. But there are cable connections in each bedroom and cable connections could be installed anywhere else that may be required.

Ellis Elevator out of Atlanta maintains the elevator and they can usually come up on a moment's notice if there is any problem with the elevator. The elevator goes to the third floor, which is all attic as mentioned earlier, but there is a second attic on the second floor adjacent to the bedroom containing the Murphy bed which is accessible and fairly large to accommodate most storage needs. There is also a large cedar closet located there.

The alarm system has been mentioned earlier. The workings of the alarm system cannot be gone into for obvious reasons, but it is top of the line, state of the art, and is very, very sensitive to smoke and break-ins or any security problems of that nature. There has never been a break-in at this particular house in its existence.