



City of Charleston
Housing and Community Development

Property location: **159 Romney Street**

Case #: 419

January 14, 2010


Upon review of the property shown below, the Housing Construction Team makes the following recommendation:



Recommended Alternative: Demolish the building shown on the photo, and build a new 1,150 sq. ft. home in its place. The engineering reports indicate: the structural engineering report from Lambert Engineering describes structural deficiencies, termite damage, and the need for foundation work; the Risk Assessment report from jpeg Environmental Group indicates the presence of a lead-based paint hazard throughout the home and in the soil; and, a new energy efficient home is the better cost effective choice.

Projected cost:

Engineering Fees	\$2,500
Architectural Plans	5,000
Demolish old building and remove material	10,000
Construct a new 3 bedroom one bath home	<u>125,000</u>
total	\$142,500

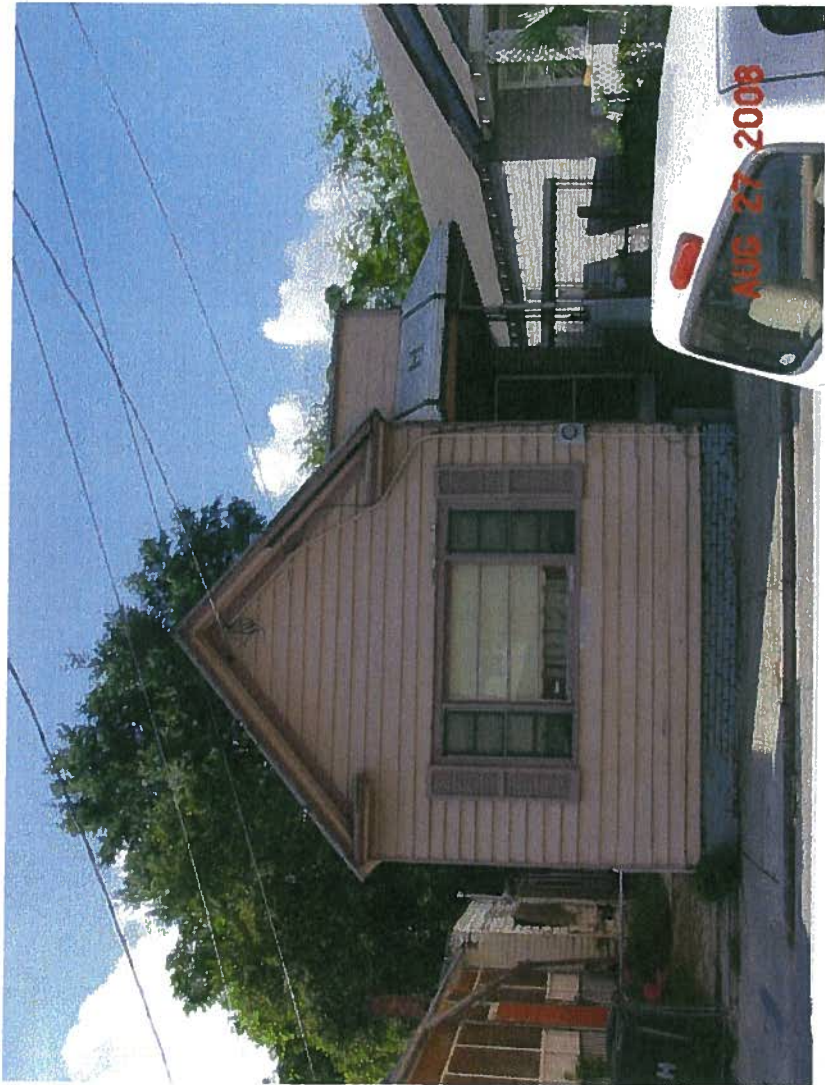
 **Alternate:** Lift the home, build new footings and foundation, lower home to foundation, and renovate existing building.

Projected cost:

Engineering Fees	\$2,500
Lift home off existing foundation {house mover}	10,000
Construct a new footings and foundation	12,500
Renovate the existing building	<u>110,000</u>
total	\$135,000

Sandra Miller= 813-0370

Substantial Rehab./HAZARD/ Volkmar



- Tax Info: 4631502086
- Flood Info: YES 0512J
- Screening: Aug. 27, '08
- Priority: Very Low= \$\$\$
- First Rev: October 29th, 2008
- Test Date: July 20th, 2009
- Environ. Rev: August 11th, '09
- Work Spec:
- In-House \$:
- Bid Date:
- RPC Date:
- Contractor: name \$bid
- Start Date:
- Final Insp:
- Clearance:
- Pay Aprvl: date \$0.00
-

159 Romney Street

1.a. Case # 419



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The following Tax System chart shows the property to be a single family residence which belongs to Sandra Hayward Miller, was built in 1935, and has 1050 square feet of floor space.

[Print Map](#)

PARCEL NUMBER : 4631502086

PARCEL ID:	4631502086
STREET NUMBER:	159
STREET NAME:	ROMNEY ST
PROP UNIT:	
PROP CITY:	
PROP ZIP:	29403
SITE NAME:	
GENERAL USE:	SFR
MOBILE HOMES:	0
SUBDIVISION:	159 ROMNEY CT
LEGAL DESCRIPTION:	LT 5
LGL HI ACRES:	0
LGL MAR ACRES:	0
LGL WATER ACRES:	
LGL SWAMP ACRES:	0
LGL TOTAL ACRES:	0
TAX DISTRICT:	71
JURISDICTION:	CTA
PLAT BOOK:	C-170
OWNER ON 1ST:	MILLER SANDRA HEYWARD
OWNER2 ON 1ST:	
CURRENT OWNER1:	
CURRENT OWNER2:	
SALE DATE:	10/27/2005
DEED BOOK:	C560-623
WILL CODE:	
WILL DATE:	
C O NAME:	
MAIL STREET NUMBER:	159
MAIL STREET NAME:	ROMNEY ST
MAIL UNIT:	
MAIL CITY:	CHARLESTON
MAIL STATE:	SC
MAIL ZIP:	29403-3756
MAIL COUNTRY:	
MAIL POSTAL CODE:	



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SALE PRICE:	9
MULT LOT:	
SPLIT CODE:	
MLOD GROUP:	
FINAL VALUE:	45700
BUILD COUNT:	2
AG USE VAL:	
AG MARKET TOT:	
LR APPROVE:	Y
YEAR BUILT:	1935
BEDROOMS:	2
FULL BATHS:	1
THREE QTR BATHS:	
HALF BATHS:	
TOTAL FINISH AREA:	1050
LIVING AREA:	
CONDO-BEDROOM:	
CONDO FULL BATH:	
CONDO H-BATH:	
CONDO YR BUILT:	



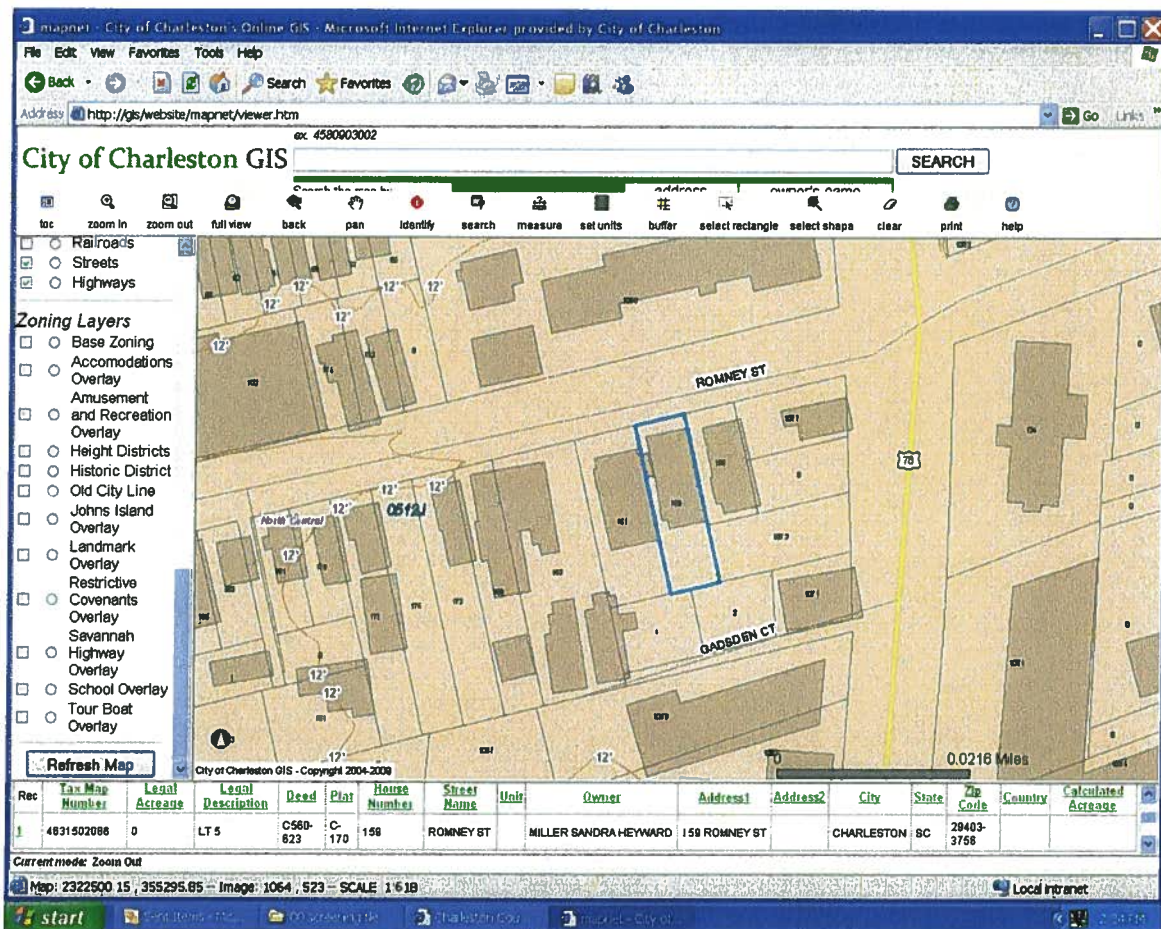
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The following MAPNET diagram shows the property is not located in a flood zone and identifies the appropriate map 0512J. Upon review of the FEMA map, this property is not within the flood zone.



Freeman Cottage w/addition @ rear 1 story
metal roof
clapboard siding w/deteriorated paint
some brick accents
photos 1-3

159 Kamney

