



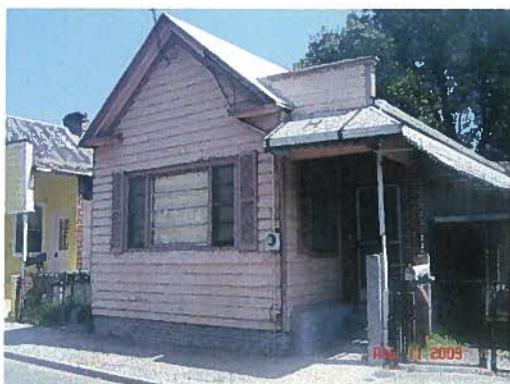
*City of Charleston*  
**Housing and Community Development**

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.

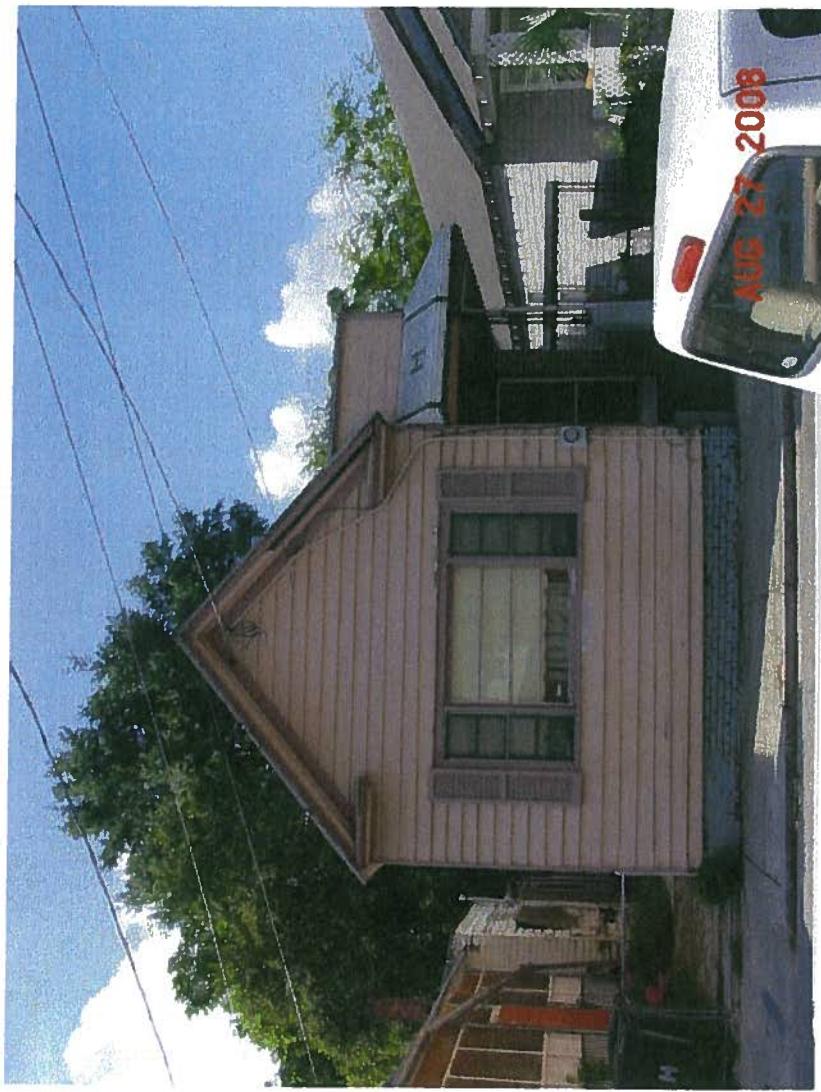
Projected cost:

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 29<sup>th</sup>, 2008
- Test Date: July 20<sup>th</sup>, 2009
- Envirn. Rev: August 11<sup>th</sup>, '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



*City of Charleston*  
**Housing and Community Development**

Property location: **159 Romney Street**

Case Number: **419**

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**

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



*City of Charleston*  
**Housing and Community Development**

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:	



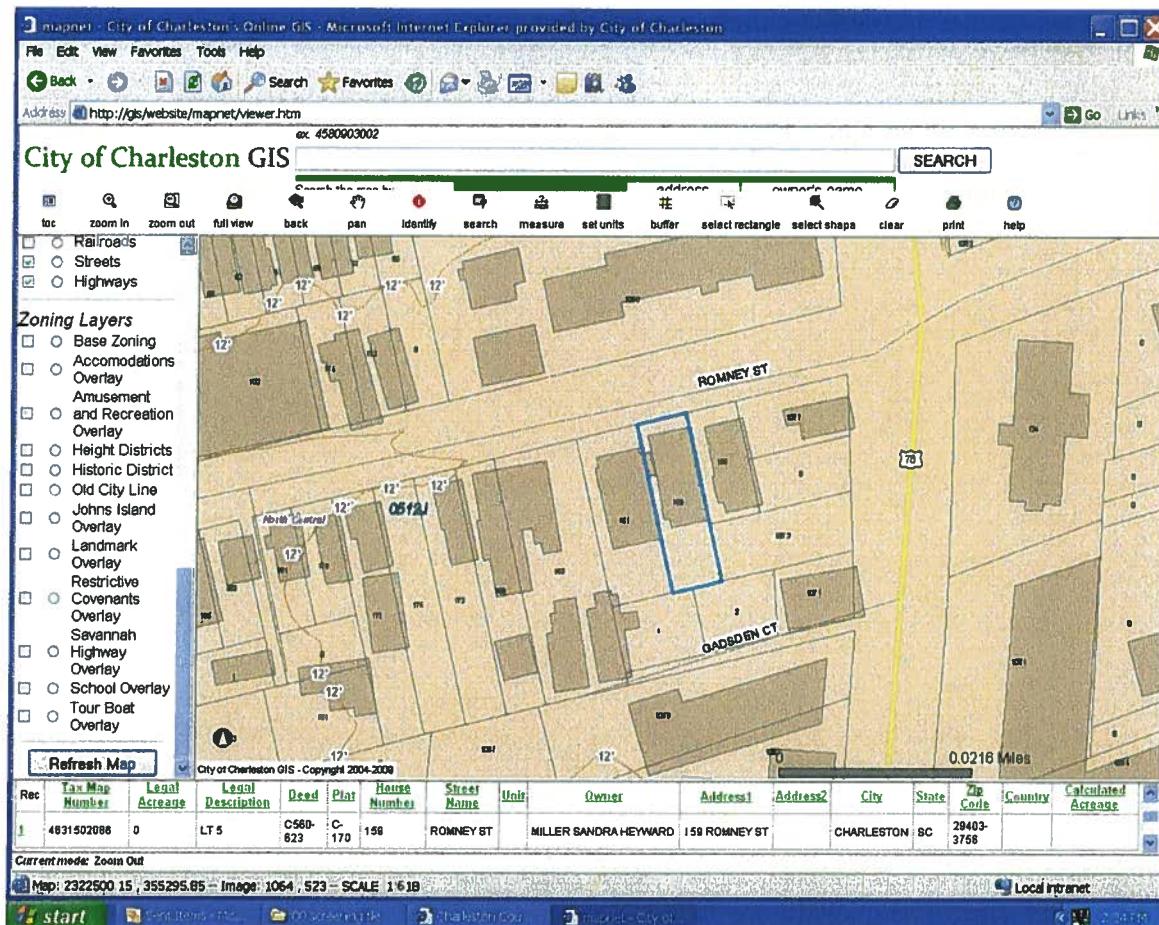
# City of Charleston

## Housing and Community Development

Property location: **159 Romney Street**

Case Number: **627**

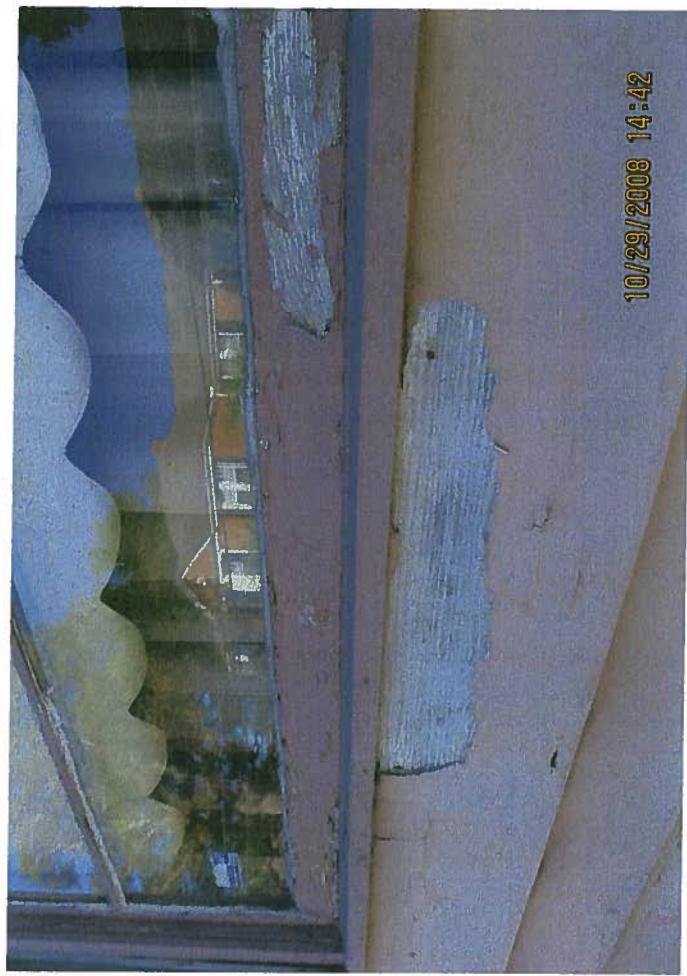
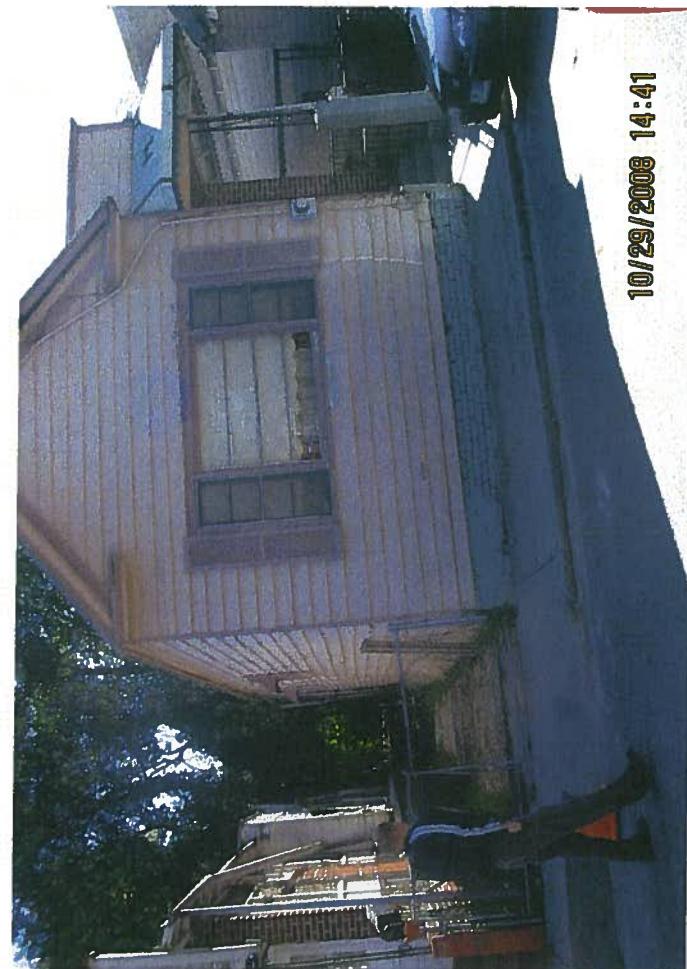
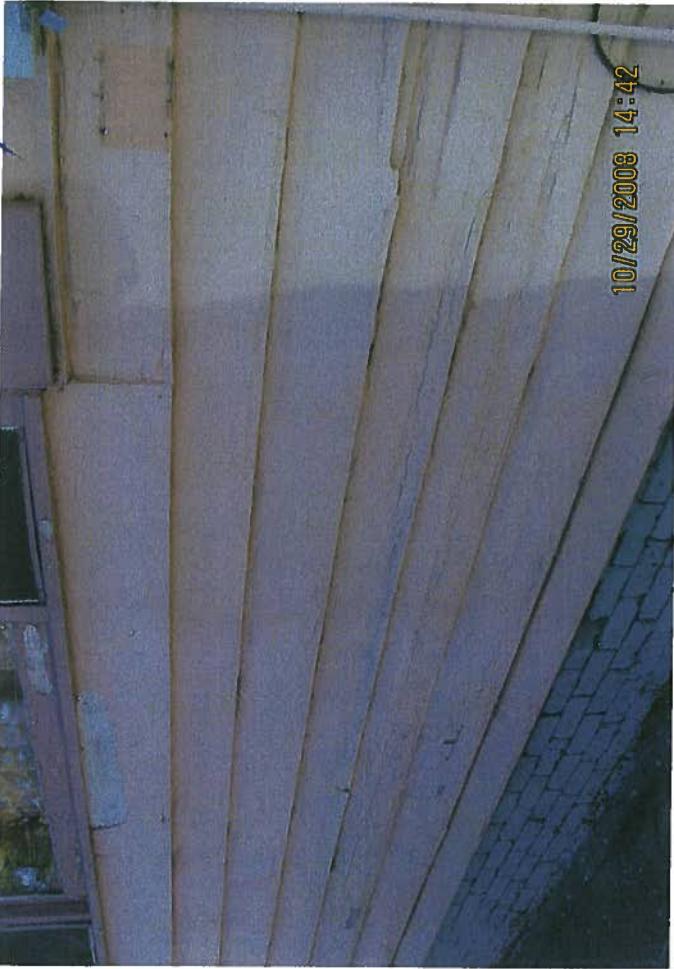
The following MAPNET diagram shows the property is not located in a flood zone and identifies the appropriate map 0512J. Upon review of the FEMA map, this property is not within the flood zone.

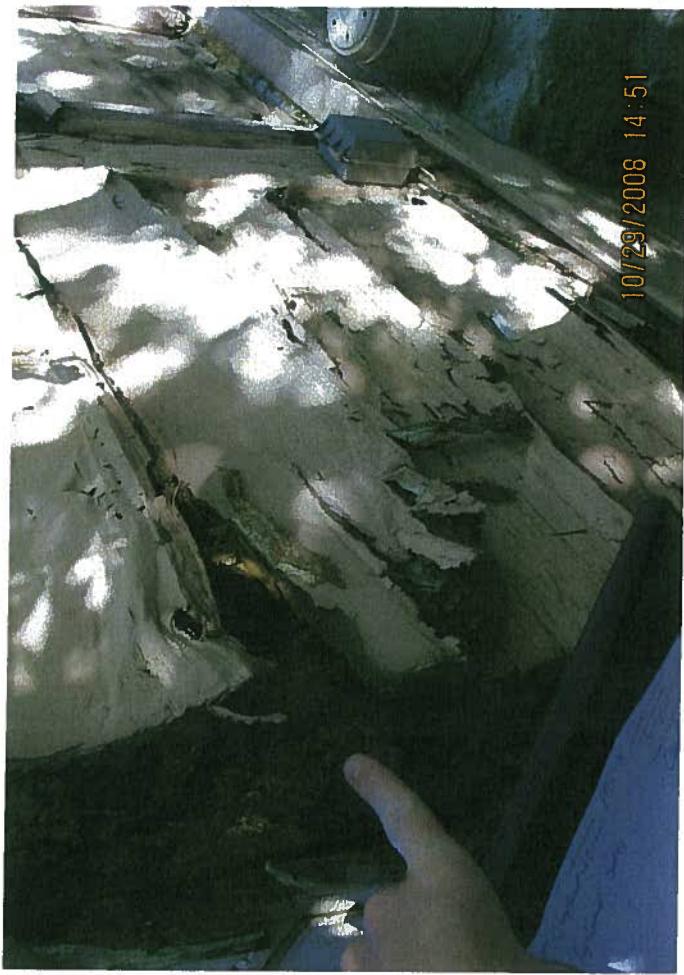


Freeman Cottage w/addition @ rear 1 story  
metal roof  
clapboard siding w/deteriorated paint  
some brick accents

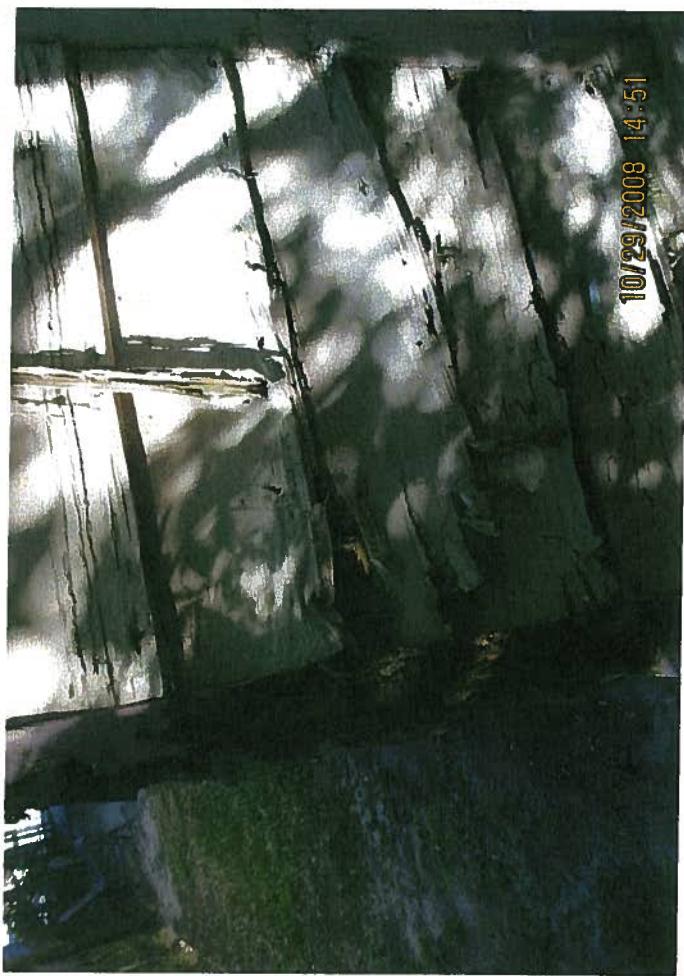
photos 1-3

15a /lonney





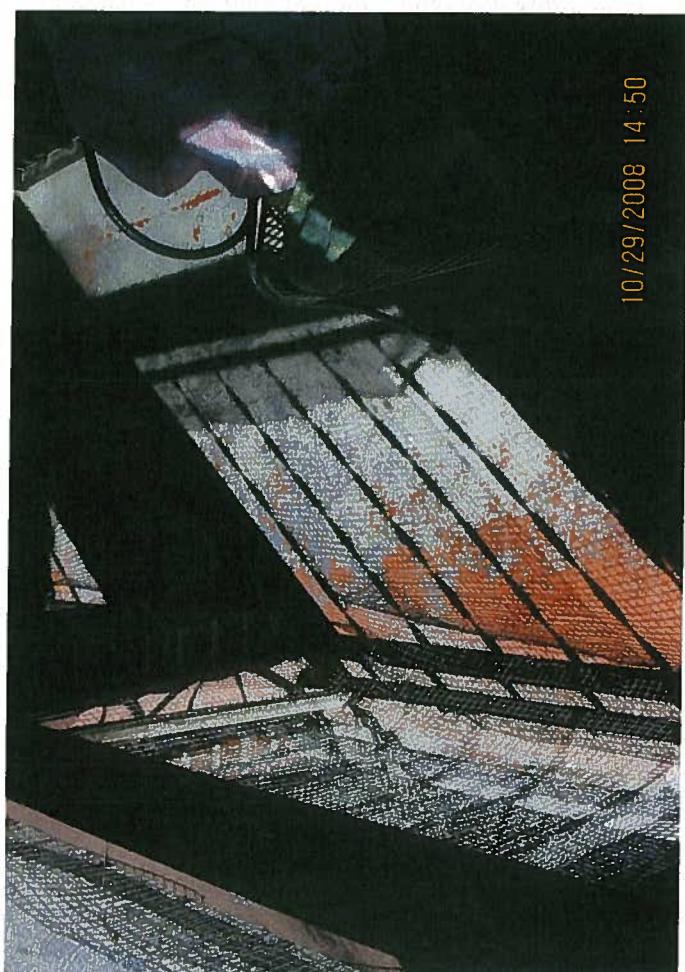
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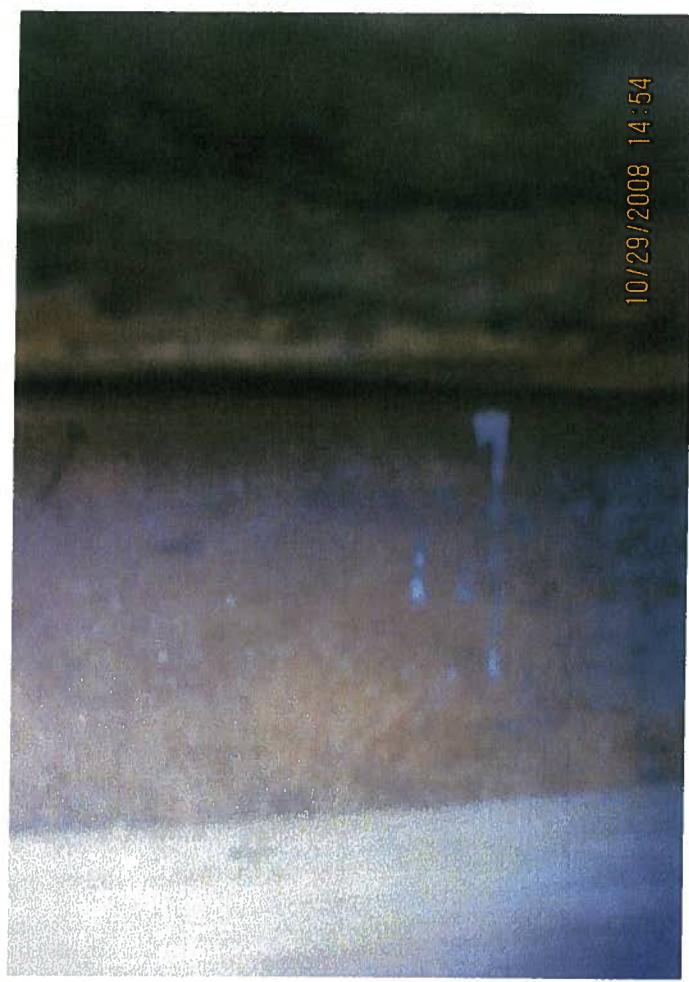
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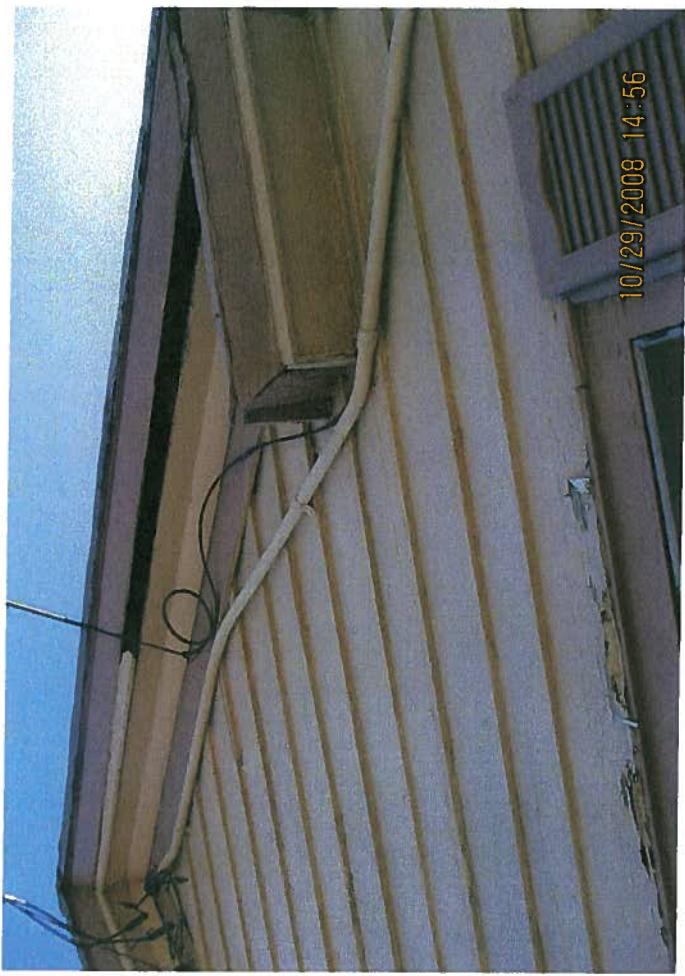


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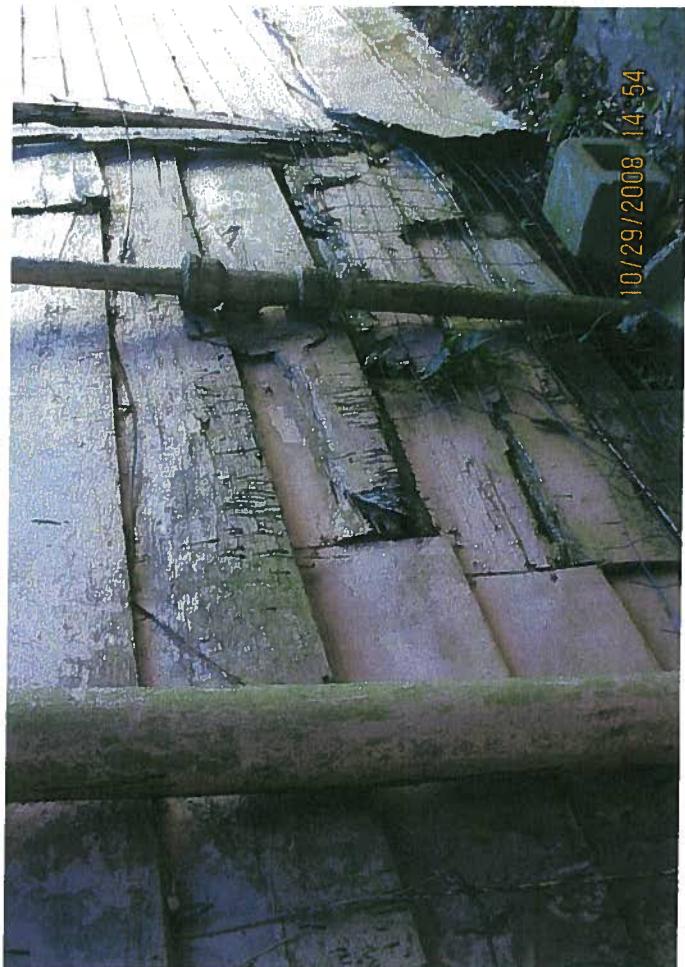


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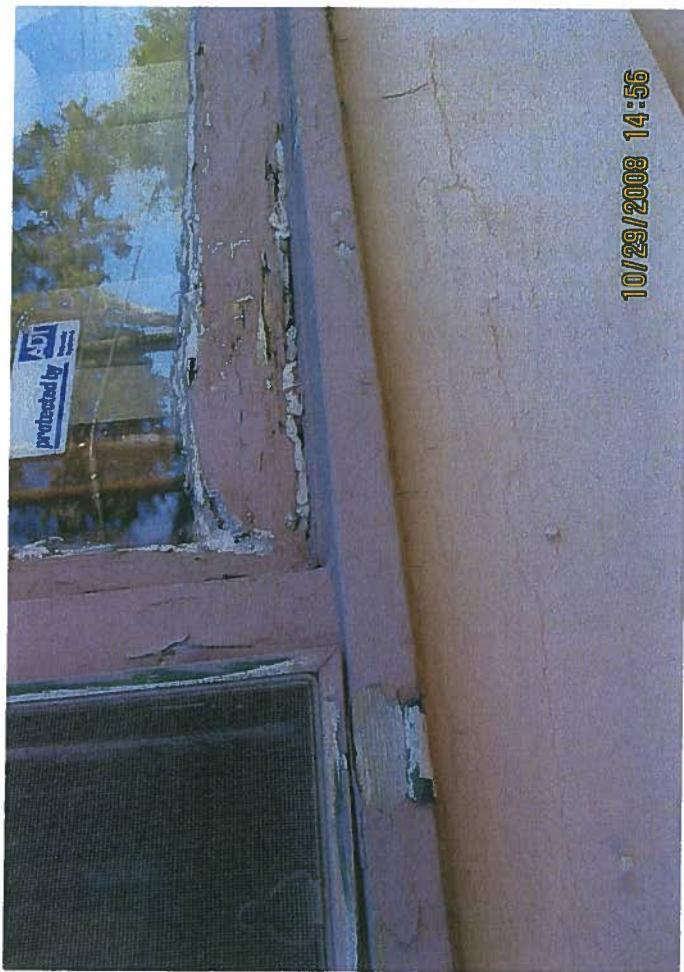




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