

# Historic Architectural Review Commission

## Staff Report Item 6

---

<b>Meeting Date:</b>	August 27, 2014
<b>Applicant:</b>	City of Key West/ Bermello Ajamil, Architects
<b>Application Number:</b>	H14-01-1257
<b>Address:</b>	Southwest corner of Truman Waterfront Park
<b>Description of Work:</b>	New one story structure to be used as Community Center and oval covered arcade.
<b>Site Facts:</b>	Truman Waterfront is a site of approximately 32 acres located on the west side of the historic district. The land was transferred by the Navy to the City of Key West. A Memorandum of Agreement was signed by the parts and includes, among others, land use limitations, setbacks, State Park access as well as specific requirements for Navy vehicular accesses through the land.
<b>Guidelines Cited in Review:</b>	Additions, alterations and new construction (pages 36-38a), specifically guidelines for new construction.

### Staff Analysis

The Certificate of Appropriateness proposes the construction of a one story metal frame structure. The building will comprise of a lobby, which will have a shed roof and the community center that will be covered with a curved roof. Also proposed is an oval arcade. The arcade that is proposed will be built in concrete.

The building extends on its tallest point a maximum height of approximately 36 feet from ground. The community center portion of the building will have textured stucco walls that will support a clerestory window system on three facades. The curved roof will be covered with silver colored standing seam metal panels. The lobby and main entrance structure will be rectangular in footprint and will have textured stucco walls that will support metal louvers on three sides. One side of the structure will connect to a proposed oval arcade. The logia will serve as an axis and connector between the parking area located on the west side of the lot and the open field next to the Community Center.

The application includes a color scheme where a light blue will be used for the exterior walls, dark cream color will be used for base columns, pilasters and exterior soffits and bone white color for building trims, arcade and as an accent color. All doors, windows and louvers will be metal units.

### **Consistency with Guidelines**

The plan proposes a structure that is contemporary in design. The introduction of a clerestory over almost solid walls under a curved roof brings a transparency to the building that helps lowering the scale. The proposed architectural details and forms do not mimic any existing vernacular structure but are compatible with industrial utilitarian architecture, which was common in the military base. That architectural reference in construction materials, scale and proportions makes the proposed design an appropriate one to be built on a site that used to be a military base. It is staff opinion that the proposed plans are consistent with the guidelines regarding new construction.

# **Application**



**CITY OF KEY WEST  
BUILDING DEPARTMENT  
CERTIFICATE OF APPROPRIATENESS** 01-2014 011257  
APPLICATION # \_\_\_\_\_

OWNER'S NAME: **The City of Key West** DATE: **07/31/2014**

OWNER'S ADDRESS: **P.O. Box #1409, 3140 Flagler Ave. Key West Fl. 33040** PHONE #: **305-809-3973**

APPLICANT'S NAME: **B&A, Scott Bakos** PHONE #: **305-989-9953**

APPLICANT'S ADDRESS: **2601 South Bayshore Drive, Suite #1000 Miami, FL.**

ADDRESS OF CONSTRUCTION: **South-west Corner of Truman Waterfront Park** # OF UNITS **N/A**

**THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT**

**DETAILED DESCRIPTION OF WORK:**

As part of the Truman Waterfront Park project, the project consists of a new 12,637 square foot one story community center that includes a large multi-purpose that can be divided into smaller spaces for flexibility of uses. The remainder of the building houses support spaces including a lobby / reception area, offices, bathroom, concession, storage and utility spaces. There are additional bathrooms that have direct access from the exterior and a concession space located in a manner to be used by both the community center and adjacent athletic field. The building is organized around an oval covered arcade that can be utilized for a variety of outdoor functions and helps to link the parking area, community center with adjacent athletic field.

*Chapter 837.06 F.S.-False Official Statements – Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided in s. 775.082 or 775.083*

\*\*\*\*\*

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: July 31st, 2014

Applicant's Signature: \_\_\_\_\_

*SAB* *JK Schell*

**Required Submittals**

<input checked="" type="checkbox"/>	TWO SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS (for new buildings and additions)
<input type="checkbox"/>	TREE REMOVAL PERMIT (if applicable)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF EXISTING BUILDING (repairs, rehabs, or expansions)
<input checked="" type="checkbox"/>	PHOTOGRAPHS OF ADJACENT BUILDINGS (new buildings and additions)
<input checked="" type="checkbox"/>	ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES

Staff Use Only

Date: \_\_\_\_\_

Staff Approval: \_\_\_\_\_

Fee Due: \$ \_\_\_\_\_

# HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

\*\*\*\*\*

Approved

Denied

Deferred

\_\_\_\_\_

Reason for Deferral or Denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARC Comments:

*Truman waterfront.* 1/7

*Guidelines for new construction (pages 36-38a)*

\_\_\_\_\_  
\_\_\_\_\_

Limit of Work Approved, Conditions of Approval and/or Suggested  
Changes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Historic Architectural  
Review Commission

# **Photos and Proposed Plans**



# TRUMAN WATERFRONT PARK

West of Fort Street and the Truman Annex Development,  
North of Key West Naval Base  
The City of Key West

**HARC SUBMITTAL**  
**August 01, 2014**

## COMMUNITY CENTER



**BERMELLO AJAMIL  
& PARTNERS • INC**

Architecture • Engineering • Planning  
Interior Design • Landscape Architecture  
2601 South Bayshore Drive  
Suite 1000  
Miami, Florida 33133  
(305) 859-2050  
Fax (305) 860-3700



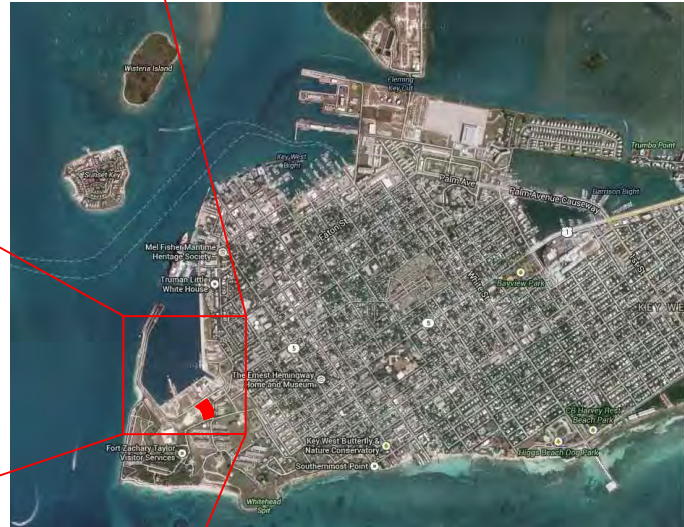
PREPARED FOR/OWNER:  
CITY OF KEY WEST, FL  
P. O. BOX 1409  
3140 FLAGLER AVENUE  
KEY WEST, FL 33041

Drawing Index:	
A-0.0	Title Sheet
A-0.1	Sqft Calculations
A-0.2	Location Map (Existing Condition)
A-0.3	Existing Site Photos
A-0.4	Existing Site Photos
A-0.5	Existing Site Photos
A-0.6	Existing Site Photos
A-0.7	Existing Site Photos
A-0.8	Existing Site Photos
A-0.9	Community Center Location Map - Master Plan
A-01	Community Center Site Plan
A-02	Community Center Floor Plan
A-03	Community Center Roof Plan
A-04	Community Center Elevations
A-05	Community Center Elevations
A-06	Community Center Perspective View
A-07	Community Center Perspective View
A-08	Community Center Perspective View
A-09	Community Center Perspective View
A-10	Materials And Color



PHOTOGRAPHY TAKEN FROM POINTS (1-6) AND THEIR DIRECTION

SITE LOCATION OF THE TRUMAN COMMUNITY CENTER



BERMELLO AJAMIL & PARTNERS • INC

Architecture • Engineering • Planning  
Interior Design • Landscape Architecture  
2601 South Bayshore Drive  
Suite 1000  
Miami, Florida 33133  
(305) 859-2050  
Fax (305) 860-3700

PREPARED FOR/OWNER:

CITY OF KEY WEST, FL  
P. O. BOX 1409  
3140 FLAGLER AVENUE  
KEY WEST, FL 33041



PROJECT NAME:

**TRUMAN WATERFRONT PARK**

PROJECT LOCATION/ADDRESS:

TRUMAN WATERFRONT PARK  
WEST OF FORT STREET AND THE  
TRUMAN ANNEX DEVELOPMENT,  
NORTH OF KEY WEST NAVAL BASE

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

**HARC - Submittal  
Not for Construction  
AUGUST 01, 2014**

REVISIONS:


DRAWING SHEET INFORMATION:

BA PROJECT NO.: 14041  
SCALE:  
DATE: AUG 01, 2014  
DRAWN BY: MS  
CHECKED BY: SB  
CADD FILE: H:\Project\14041\_2014 Truman Community Center\DWG\HARC Submission Aug 2014

DRAWING TITLE:

Location Map  
(Existing Conditions)

SHEET NO.

**A-0.2**





**BERMELLO AJAMIL  
& PARTNERS • INC**

Architecture • Engineering • Planning  
Interior Design • Landscape Architecture  
2601 South Bayshore Drive  
Suite 1000  
Miami, Florida 33133  
(305) 859-2050  
Fax (305) 860-3700

**PREPARED FOR/OWNER:**

**CITY OF KEY WEST, FL  
P. O. BOX 1409  
3140 FLAGLER AVENUE  
KEY WEST, FL 33041**



**PROJECT NAME:**

**TRUMAN  
WATERFRONT  
PARK**

**PROJECT LOCATION/ADDRESS:**

**TRUMAN WATERFRONT PARK  
WEST OF FORT STREET AND THE  
TRUMAN ANNEX DEVELOPMENT,  
NORTH OF KEY WEST NAVAL BASE**

**SUB-CONSULTANT INFORMATION:**

**PROFESSIONAL SEAL:**



**SUBMITTAL DESCRIPTION / MILESTONE:**

**HARC - Submittal  
Not for Construction  
AUGUST 01, 2014**

**REVISIONS:**

NO.	DESCRIPTION

**DRAWING SHEET INFORMATION**

BA PROJECT NO.: 14041  
SCALE:  
DATE: AUG 01, 2014  
DRAWN BY: MS  
CHECKED BY: SB  
CADD FILE: H:\Project\14041\200 Truman Community Center\DWG\HARC Submission Aug 2014

**DRAWING TITLE:**

**EXISTING CONDITIONS**

**SHEET NO.**

**A-0.3**



**BERMELLO AJAMIL  
& PARTNERS • INC**

Architecture • Engineering • Planning  
Interior Design • Landscape Architecture  
2601 South Bayshore Drive  
Suite 1000  
Miami, Florida 33133  
(305) 859-2050  
Fax (305) 860-3700

**PREPARED FOR/OWNER:**

**CITY OF KEY WEST, FL  
P. O. BOX 1409  
3140 FLAGLER AVENUE  
KEY WEST, FL 33041**



**PROJECT NAME:**

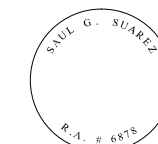
**TRUMAN  
WATERFRONT  
PARK**

**PROJECT LOCATION/ADDRESS:**

**TRUMAN WATERFRONT PARK  
WEST OF FORT STREET AND THE  
TRUMAN ANNEX DEVELOPMENT,  
NORTH OF KEY WEST NAVAL BASE**

**SUB-CONSULTANT INFORMATION:**

**PROFESSIONAL SEAL:**



**SUBMITTAL DESCRIPTION / MILESTONE:**

**HARC - Submittal  
Not for Construction  
AUGUST 01, 2014**

**REVISIONS:**


**DRAWING SHEET INFORMATION**

BA PROJECT NO.: 14041  
SCALE:  
DATE: AUG 01, 2014  
DRAWN BY: MS  
CHECKED BY: SB  
CADD FILE: H:\Project\14041\200 Truman Community Center\DWG\HARC Submission Aug 2014

**DRAWING TITLE:**

**EXISTING CONDITIONS**

**SHEET NO.**

**A-0.4**



**BERMELLO AJAMIL  
& PARTNERS INC**

Architecture • Engineering • Planning  
Interior Design • Landscape Architecture  
2601 South Bayshore Drive  
Suite 1000  
Miami, Florida 33133  
(305) 859-2050  
Fax (305) 860-3700

**PREPARED FOR/OWNER:**

**CITY OF KEY WEST, FL  
P. O. BOX 1409  
3140 FLAGLER AVENUE  
KEY WEST, FL 33041**



**PROJECT NAME:**

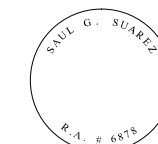
**TRUMAN  
WATERFRONT  
PARK**

**PROJECT LOCATION/ADDRESS:**

**TRUMAN WATERFRONT PARK  
WEST OF FORT STREET AND THE  
TRUMAN ANNEX DEVELOPMENT,  
NORTH OF KEY WEST NAVAL BASE**

**SUB-CONSULTANT INFORMATION:**

**PROFESSIONAL SEAL:**



**SUBMITTAL DESCRIPTION / MILESTONE:**

**HARC - Submittal  
Not for Construction  
AUGUST 01, 2014**

**REVISIONS:**


**DRAWING SHEET INFORMATION**

BA PROJECT NO.: 14041  
SCALE:  
DATE: AUG 01, 2014  
DRAWN BY: MS  
CHECKED BY: SB  
CADD FILE: H:\Project\14041\2014\Truman  
Community Center\DWG\HARC  
Submission Aug 2014

**DRAWING TITLE:**

**EXISTING CONDITIONS**

**SHEET NO.**

**A-0.5**



**BERMELLO AJAMIL  
& PARTNERS • INC**

Architecture • Engineering • Planning  
Interior Design • Landscape Architecture  
2601 South Bayshore Drive  
Suite 1000  
Miami, Florida 33133  
(305) 859-2050  
Fax (305) 860-3700

PREPARED FOR/OWNER:  
**CITY OF KEY WEST, FL**  
P. O. BOX 1409  
3140 FLAGLER AVENUE  
KEY WEST, FL 33041

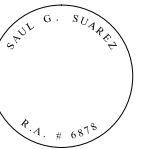


PROJECT NAME:  
**TRUMAN  
WATERFRONT  
PARK**

PROJECT LOCATION/ADDRESS:  
**TRUMAN WATERFRONT PARK  
WEST OF FORT STREET AND THE  
TRUMAN ANNEX DEVELOPMENT,  
NORTH OF KEY WEST NAVAL BASE**

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

**HARC - Submittal  
Not for Construction  
AUGUST 01, 2014**

REVISIONS:


DRAWING SHEET INFORMATION:

BA PROJECT NO.: 14041  
SCALE:  
DATE: AUG 01, 2014  
DRAWN BY: MS  
CHECKED BY: SB  
CADD FILE: H:\Project\14041\200 Truman Community Center\DWG\HARC Submission Aug 2014

DRAWING TITLE:

EXISTING CONDITIONS

SHEET NO.

**A-0.6**



**BERMELLO AJAMIL  
& PARTNERS • INC**

Architecture • Engineering • Planning  
Interior Design • Landscape Architecture  
2601 South Bayshore Drive  
Suite 1000  
Miami, Florida 33133  
(305) 859-2050  
Fax (305) 860-3700

PREPARED FOR/OWNER:

**CITY OF KEY WEST, FL**  
P. O. BOX 1409  
3140 FLAGLER AVENUE  
KEY WEST, FL 33041



PROJECT NAME:

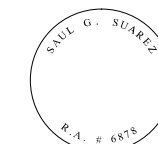
**TRUMAN  
WATERFRONT  
PARK**

PROJECT LOCATION/ADDRESS:

**TRUMAN WATERFRONT PARK  
WEST OF FORT STREET AND THE  
TRUMAN ANNEX DEVELOPMENT,  
NORTH OF KEY WEST NAVAL BASE**

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

**HARC - Submittal  
Not for Construction  
AUGUST 01, 2014**

REVISIONS:


DRAWING SHEET INFORMATION:

BA PROJECT NO.: 14041  
SCALE:  
DATE: AUG 01, 2014  
DRAWN BY: MS  
CHECKED BY: SB  
CADD FILE: H:\Project\14041\2014 Truman  
Community Center\DWG\HARC  
Submission Aug 2014

DRAWING TITLE:

EXISTING CONDITIONS

SHEET NO.

**A-0.7**



**BERMELLO AJAMIL  
& PARTNERS • INC**

Architecture • Engineering • Planning  
Interior Design • Landscape Architecture  
2601 South Bayshore Drive  
Suite 1000  
Miami, Florida 33133  
(305) 859-2050  
Fax (305) 860-3700

PREPARED FOR/OWNER:  
**CITY OF KEY WEST, FL**  
P. O. BOX 1409  
3140 FLAGLER AVENUE  
KEY WEST, FL 33041

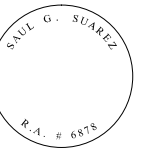


PROJECT NAME:  
**TRUMAN  
WATERFRONT  
PARK**

PROJECT LOCATION/ADDRESS:  
**TRUMAN WATERFRONT PARK  
WEST OF FORT STREET AND THE  
TRUMAN ANNEX DEVELOPMENT,  
NORTH OF KEY WEST NAVAL BASE**

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

**HARC - Submittal  
Not for Construction  
AUGUST 01, 2014**

REVISIONS:


DRAWING SHEET INFORMATION

BA PROJECT NO.: 14041  
SCALE:  
DATE: AUG 01, 2014  
DRAWN BY: MS  
CHECKED BY: SB  
CADD FILE: H:\Project\14041\2014 Truman Community Center\DWG\HARC Submission Aug 2014

DRAWING TITLE:

EXISTING CONDITIONS

SHEET NO.

**A-0.8**



**BERMELLO AJAMIL & PARTNERS INC.**

Architecture • Engineering • Planning  
Interior Design • Landscape Architecture  
2601 South Bayshore Drive  
Suite 1000  
Miami, Florida 33133  
(305) 859-2050  
Fax (305) 860-3700

PREPARED FOR/OWNER:  
**CITY OF KEY WEST, FL**  
P. O. BOX 1409  
3140 FLAGLER AVENUE  
KEY WEST, FL 33041



PROJECT NAME:  
**TRUMAN WATERFRONT PARK**

PROJECT LOCATION/ADDRESS:  
**TRUMAN WATERFRONT PARK**  
WEST OF FORT STREET AND THE  
TRUMAN ANNEX DEVELOPMENT,  
NORTH OF KEY WEST NAVAL BASE

SUB-CONSULTANT INFORMATION:

PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

**HARC - Submittal**  
**Not for Construction**  
**AUGUST 01, 2014**

REVISIONS:


DRAWING SHEET INFORMATION:

BA PROJECT NO.: 14041  
SCALE:  
DATE: AUG 01, 2014  
DRAWN BY: MS  
CHECKED BY: SB  
CADD FILE: H:\Projects\14041\2014 Truman Community Center\DWG\HARC Submission Aug 2014

DRAWING TITLE:

Master Plan

SHEET NO.

**A-0.9**

Note: The Following is the Proposed Master Plan Showing the Location of the New Community Center. This HARC Package Pertains to the Community Center & Arcade Only. Site Information Shown for Reference Only.



This site is subject to the Code of Federal Regulations Citation CFR 334.610, restricting access to any person and/or any vessel other than Government-owned vessels to the Truman Harbor.



**HARC - Submittal  
Not for Construction  
AUGUST 01, 2014**

Standing Seam Metal Roof Example



Building Base Detail



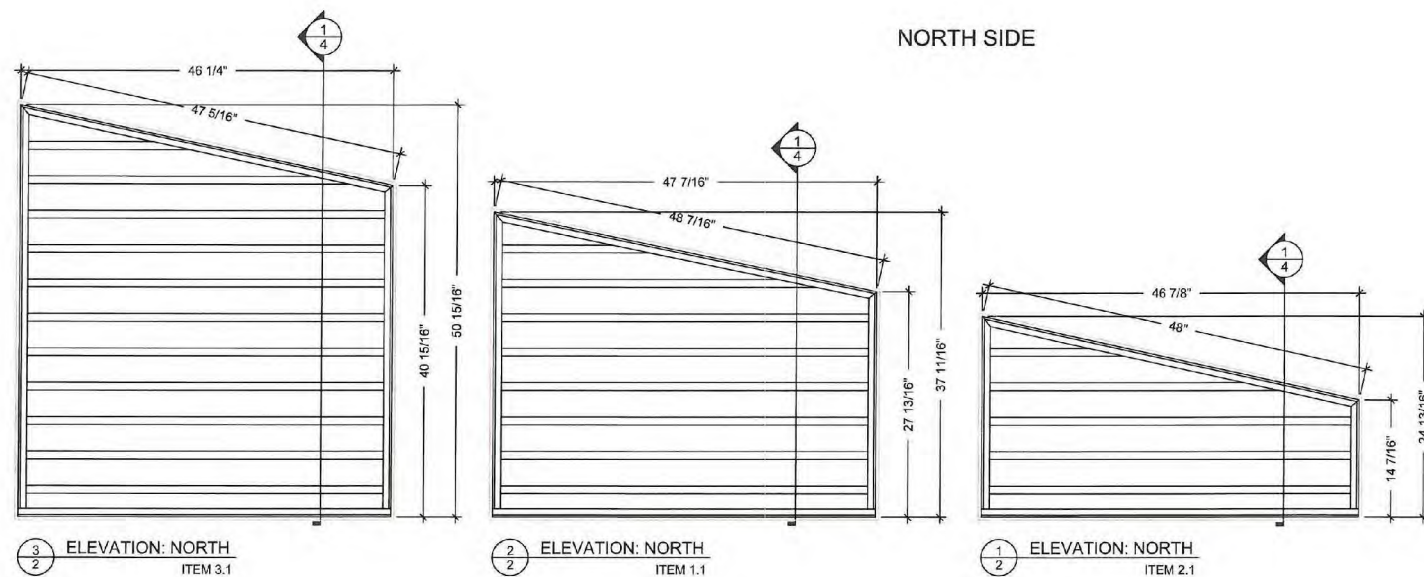
Glass Material & Frame



Building Materials & Colors



Louver Examples







**BERMELLO AJAMIL  
& PARTNERS • INC**

Architecture • Engineering • Planning  
Interior Design • Landscape Architecture  
2601 South Bayshore Drive  
Suite 1100  
Miami, Florida 33133  
(305) 859-2050  
Fax (305) 860-3700

PREPARED FOR OWNER:  
**CITY OF KEY WEST, FL  
P. O. BOX 1409  
3140 FLAGLER AVENUE  
KEY WEST, FL 33041**



PROJECT NAME:

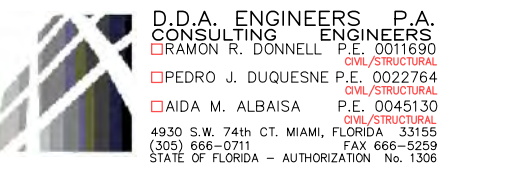
**TRUMAN  
WATERFRONT  
PARK**

PROJECT LOCATION/ADDRESS:  
**TRUMAN WATERFRONT PARK  
WEST OF FORT STREET AND THE  
TRUMAN ANNEX DEVELOPMENT,  
NORTH OF KEY WEST NAVAL BASE**

CIVIL ENGINEER:



STRUCTURAL ENGINEER:



MEP ENGINEER:

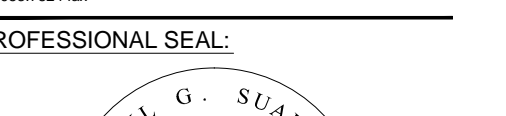


HUSSEY NICOLAIDES GARCIA & SUAREZ  
CONSULTING ENGINEERS  
10250 S.W. 56th Street Suite B-201  
Miami, Florida 33155  
(305) 270-9935 Fax (305) 270-2286

COST ESTIMATOR:



PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:



50% Progress Set  
Not for Construction  
AUGUST 29, 2014

REVISIONS:

NO.	DESCRIPTION

DRAWING SHEET INFORMATION

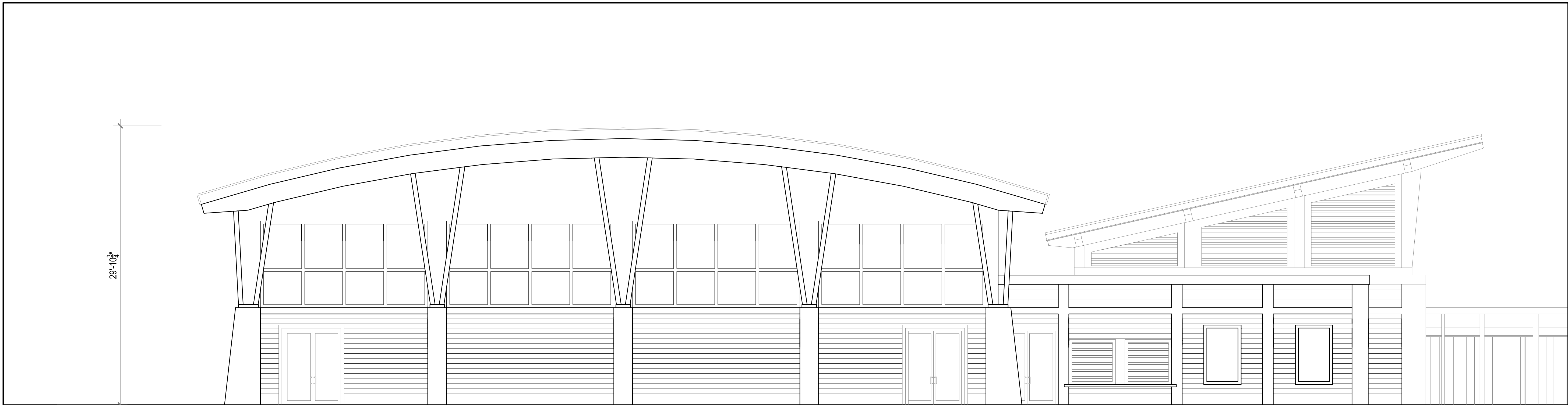
BA PROJECT NO.: 14041  
SCALE:  
DATE: August 29, 2014  
DRAWN BY: DP  
CHECKED BY: SGS  
CADD FILE: M:\14041 Truman Waterfront Park  
Task 2 Phase 1 CDD\Architecture\ARCH

DRAWING TITLE:

**ELEVATIONS**

SHEET NO.

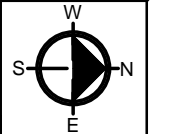
**A-200**



**1 WEST - ELEVATION**  
SCALE: 1/8"=1'-0"



**2 NORTH - ELEVATION**  
SCALE: 1/8"=1'-0"





**BERMELLO AJAMIL  
& PARTNERS • INC**

Architecture • Engineering • Planning  
Interior Design • Landscape Architecture  
2601 South Bayshore Drive  
Suite 1000  
Miami, Florida 33133  
(305) 859-2050  
Fax (305) 860-3700

PREPARED FOR/OWNER:  
**CITY OF KEY WEST, FL  
P. O. BOX 1409  
3140 FLAGLER AVENUE  
KEY WEST, FL 33041**

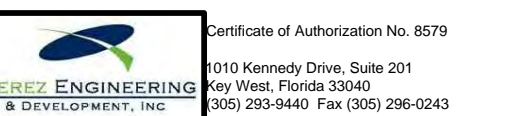


PROJECT NAME:

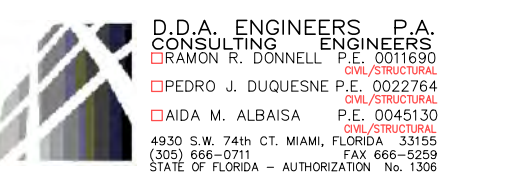
**TRUMAN  
WATERFRONT  
PARK**

PROJECT LOCATION/ADDRESS:  
**TRUMAN WATERFRONT PARK  
WEST OF FORT STREET AND THE  
TRUMAN ANNEX DEVELOPMENT,  
NORTH OF KEY WEST NAVAL BASE**

CIVIL ENGINEER:



STRUCTURAL ENGINEER:



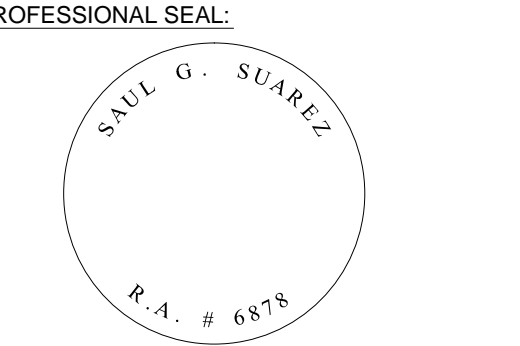
MEP ENGINEER:



COST ESTIMATOR:



PROFESSIONAL SEAL:



SUBMITTAL DESCRIPTION / MILESTONE:

**50% Progress Set  
Not for Construction  
AUGUST 29, 2014**

REVISIONS:

NO.	DESCRIPTION

DRAWING SHEET INFORMATION

BA PROJECT NO.: 14041

SCALE:

DATE: August 29, 2014

DRAWN BY: DP

CHECKED BY: SGS

CADD FILE: M:\14041 Truman Waterfront Park  
Task 2 Phase 1 CDD\Architecture\ARCH

DRAWING TITLE:

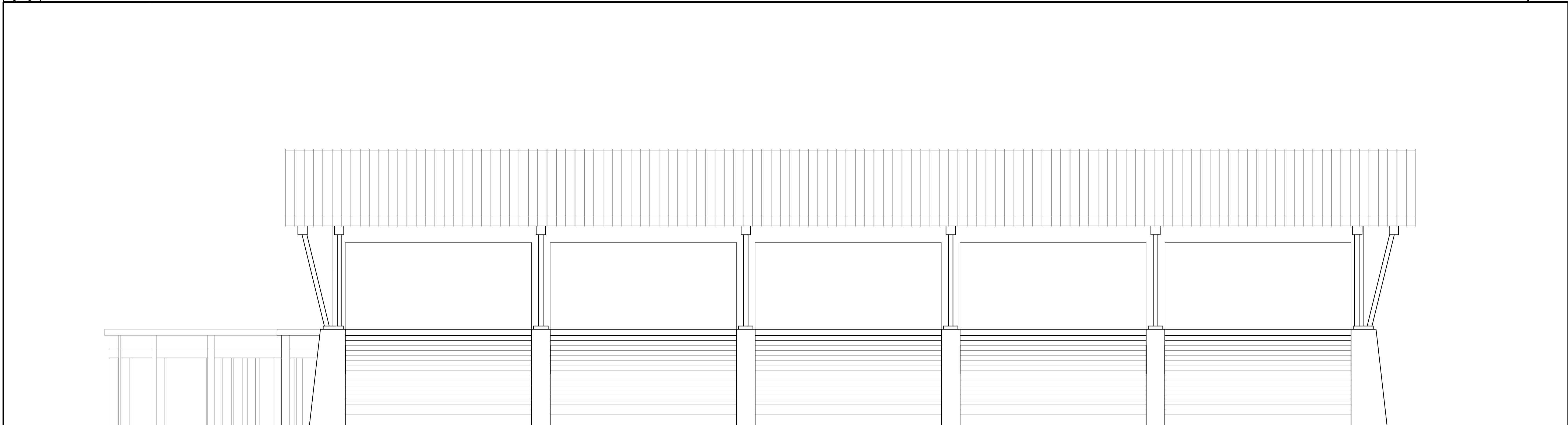
**ELEVATIONS**

SHEET NO.

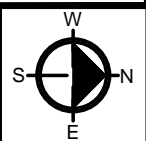
**A-200**



**1 WEST - ELEVATION**  
SCALE: 1/8"=1'-0"



**2 NORTH - ELEVATION**  
SCALE: 1/8"=1'-0"



# Noticing

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., August 27, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ONE STORY STRUCTURE TO BE USED AS COMMUNITY  
CENTER AND OVAL COVERED ARCADE**

**FOR- SOUTHWEST CORNER OF TRUMAN WATERFRONT PARK**

**Applicant-City of Key West/ Bermello Ajamil Application # H14-01-1257**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at [www.keywestcity.com](http://www.keywestcity.com).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**