

Historic Architectural Review Commission

Staff Report Item 18b

Meeting Date:	February 24, 2014
Applicant:	Meridian Engineering, LLC
Application Number:	H14-01-0239
Address:	Catherine Street
Description of Work:	Demolition of non-conforming addition at rear of building, the concrete portions of the front porch a shed and patio at the rear of the property.
Building Facts:	The house is located at 530 Catherine Street and is listed as a contributing resource. The one-story frame vernacular house was built ca. 1906. According to a ca. 1965 photo, the house exists in its current configuration.
Ordinance and Guidelines Cited in Review:	Demolition of non-historic and non-contributing structures, Sec. 102-217 (2) of the Land Development Regulations. Sec 102-218 Criteria for demolitions, (a) (2), <i>for a contributing or non-contributing building or structure, a complete construction plan for the site is approved by the historic architectural review commission</i> of the Land Development Regulations.

Staff Analysis

The Certificate of Appropriateness proposes the demolition of an existing non-historic rear addition, concrete front porch, shed and patio at the rear of the property.

Consistency with Guidelines and Ordinance for Demolition

It is staff's opinion that the proposed demolition of these non-historic elements will have no effect on the historic house or the visual fabric of the neighborhood.

It is staff's opinion that none of the elements that are proposed to be demolished are contributing to the house or will not be deemed contributing in the near future. The Commission should consider the demolition request since it is consistent with preservation guidelines and with Sec. 102-217 -218 of the Land Development Regulations. If approved, this review will count as the first and only reading for a demolition request.

Application



CITY OF KEY WEST BUILDING DEPARTMENT

CERTIFICATE OF APPROPRIATENESS 03-2014 010239

APPLICATION # _____

OWNER'S NAME:

Todd Kemp

DATE:

2/3/14

OWNER'S ADDRESS:

PHONE #:

APPLICANT'S NAME:

Meridian Engineering LLC

PHONE #:

305-283-3263

APPLICANT'S ADDRESS:

201 Front St., Suite 209, Key West FL 33040

ADDRESS OF CONSTRUCTION:

530 Catherine St

OF
UNITS

1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Demolish non contributing structure. Construct 1 1/2 story addition, pool and deck. Renovate interior and exterior.

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.

Required Submittals

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

Oper: CHALKER Date: 2/26/14 53 Receipt: 17048

2014-1888239

PT * BUILDING PERMITS NEW

Trans number: 2993185

Trans date: 2/26/14 Time: 7:57:49

Staff Approval:

Fee Due: \$

Date:

2/3/14

Applicant's Signature:

[Signature]

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW
COMMISSION USE ONLY

Approved _____ Denied _____ Deferred _____

Reason for Deferral or Denial:

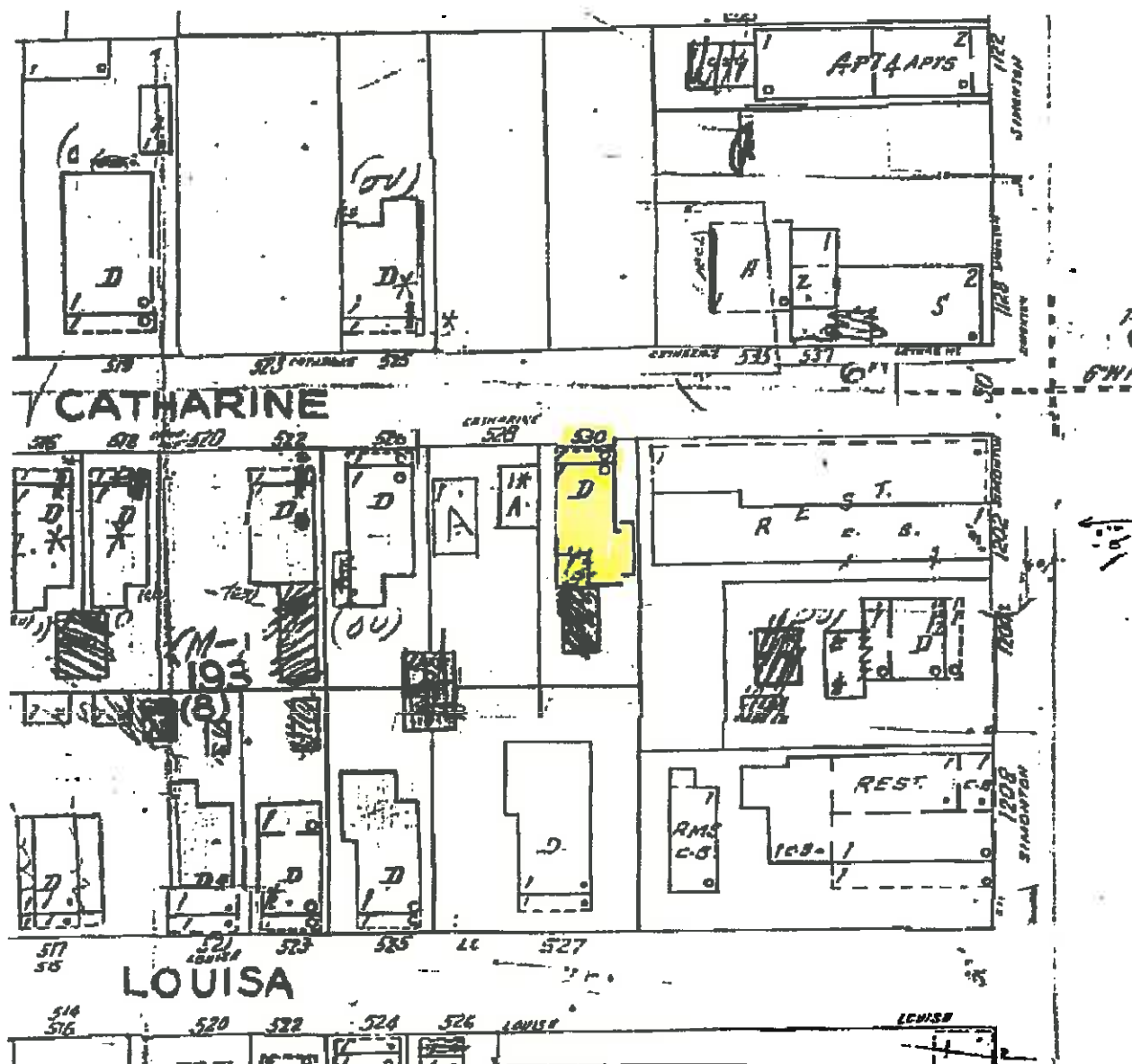
HARC Comments:

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

Date: _____ Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



530 Catherine Street, Sanborn Map circa 1962

Project Photos





1. Photograph of the front of 530 Catherine Street



2. Photograph of the east side of the structure



3. Photograph of the west side of the structure



4. Photograph of the rear of the structure



5. Photograph of the rear of the structure to be demolished.



6. Photograph of Simonton Street looking to the west.



7. Photograph of the property (Camille's Restaurant) adjacent to 530 Catherine Street to the east.



8. Photograph of the property adjacent to 530 Catherine Street to the west.



9. Photograph of structure across Catherine Street from the subject parcel.



10. Photograph of property (Monroe County parking lot) across the street from the subject parcel.

Survey

MAP OF BOUNDARY SURVEY

BEARING BASE:
ALL BEARINGS ARE BASED
ON N81°13'15"E ASSUMED
ALONG THE CENTERLINE OF
CATHERINE STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

ADDRESS:
530 CATHERINE STREET
KEY WEST, FL 33040

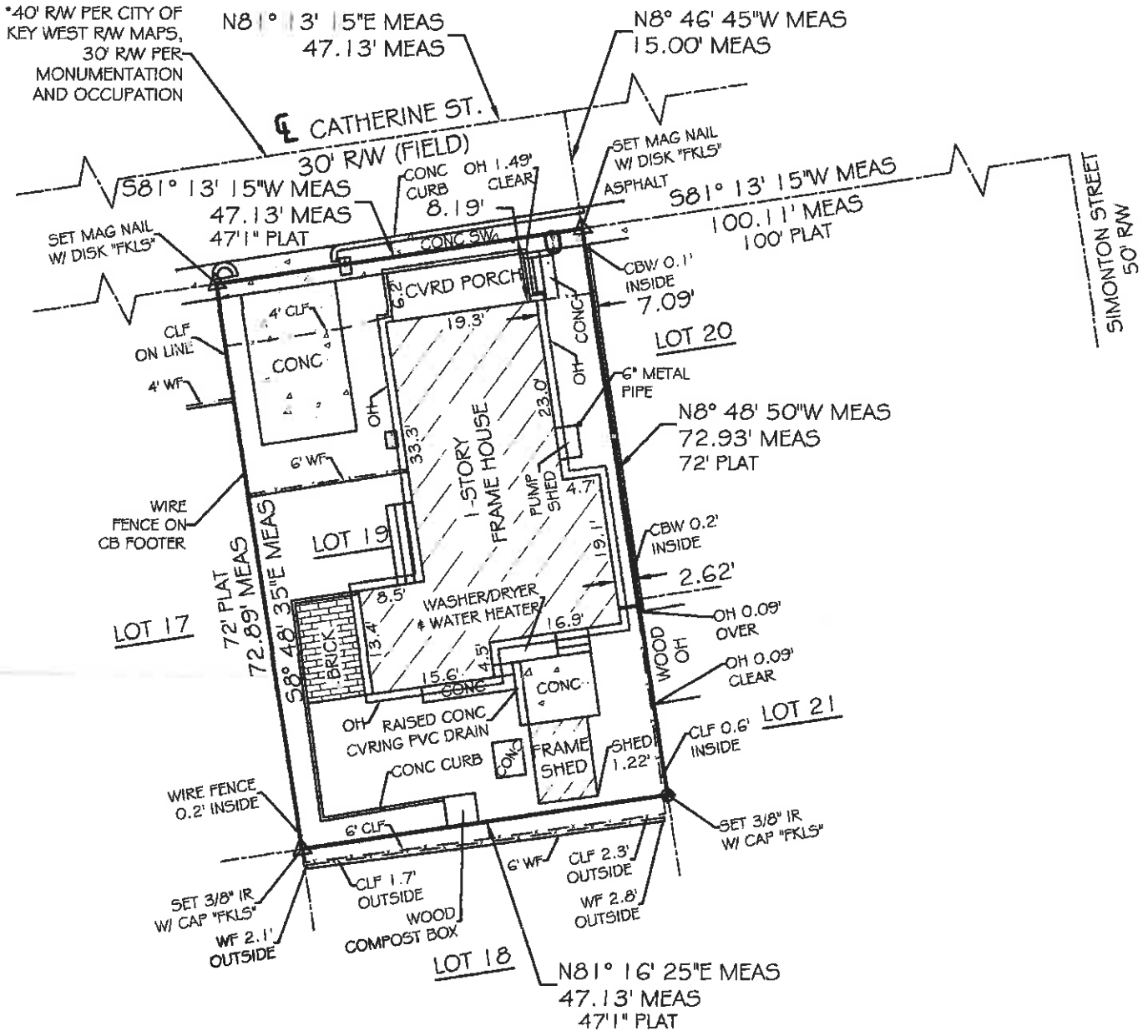
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
FLOOD ZONE: X SHADED
BASE ELEVATION: N/A

LEGEND

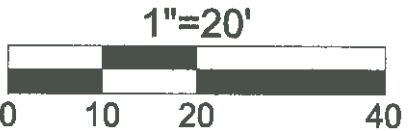
- WATER METER
- SANITARY SEWER CLEAN OUT
- WOOD POWER POLE
- CONCRETE POWER POLE



LOCATION MAP - NTS
SEC. 06-T685-R25E



TOTAL AREA = 3,436.13 SQFT±



LEGAL DESCRIPTION -

LEGAL DESCRIPTION - On the Island of Key West and is part of Tract Eleven (11) according to W.A. Whitehead's map of said Island delineated in Feb. 1829, better known according to D.T. Sweeney's Subdivision of Lots One (1), Two (2), Three (3), and Four (4) of Square Eight (8) of Tract Eleven (11) recorded in Book "L", Page 215 of Monroe County Records as Lot Nineteen (19).

CERTIFIED TO -

TODD KEMP

NOTE: FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

- | | | |
|---------------------------------|--|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GLY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BIB | PRC = POINT OF REVERSE CURVE |
| C+G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE MONUMENT |
| CB = CONCRETE BLOCK | IR = IRON ROD | PT = POINT OF TANGENT |
| CBW = CONCRETE BLOCK WALL | L = AFG LENGTH | P = RADIUS |
| CL = CENTERLINE | LS = LANDSCAPING | RAW = RIGHT OF WAY LINE |
| CLF = CHAINLINK FENCE | MB = MAILBOX | SSCO = SANITARY SEWER CLEAN-OUT |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SW = SIDE WALK |
| CONC = CONCRETE | MF = METAL FENCE | TBM = TEMPORARY BENCHMARK |
| CP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TOS = TOP OF SLOPE |
| CVPD = COVERED | NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929) | TS = TRAFFIC SIGN |
| DELTA = CENTRAL ANGLE | NTS = NOT TO SCALE | TYP = TYPICAL |
| DEASE = DRAINAGE EASEMENT | CH = ROOF OVERHANG | UR = UNREADABLE |
| EL = ELEVATION | OHW = OVERHEAD WIRES | UE = UTILITY EASEMENT |
| ENC = ENCLOSURE | PC = POINT OF CURVE | WD = WOOD DECK |
| EP = EDGE OF PAVEMENT | PI = POINT OF INTERSECTION | WF = WOOD FENCE |
| FI = FINISHED FLOOR ELEVATION | PCC = POINT OF COMPOUND CURVE | V1 = WOOD LANDING |
| FI = FIRE HYDRANT | PK = PARKER KALON NAIL | WM = WATER METER |
| FISD = FENCE INSIDE | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FO = FENCE OUTSIDE | | WRACK LINE = LINE OF DEBRIS ON SHORE |
| FOL = FENCE ON LINE | | WV = WATER VALVE |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYOR'S OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE	12/11/2013
REVISION DATE	XX/XX/XXXX
SHEET	1 OF 1
DRAWN BY:	MPB
CHECKED BY:	-----
INVOICE NO.:	-----

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, P.S. #6703, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7647

NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER



FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

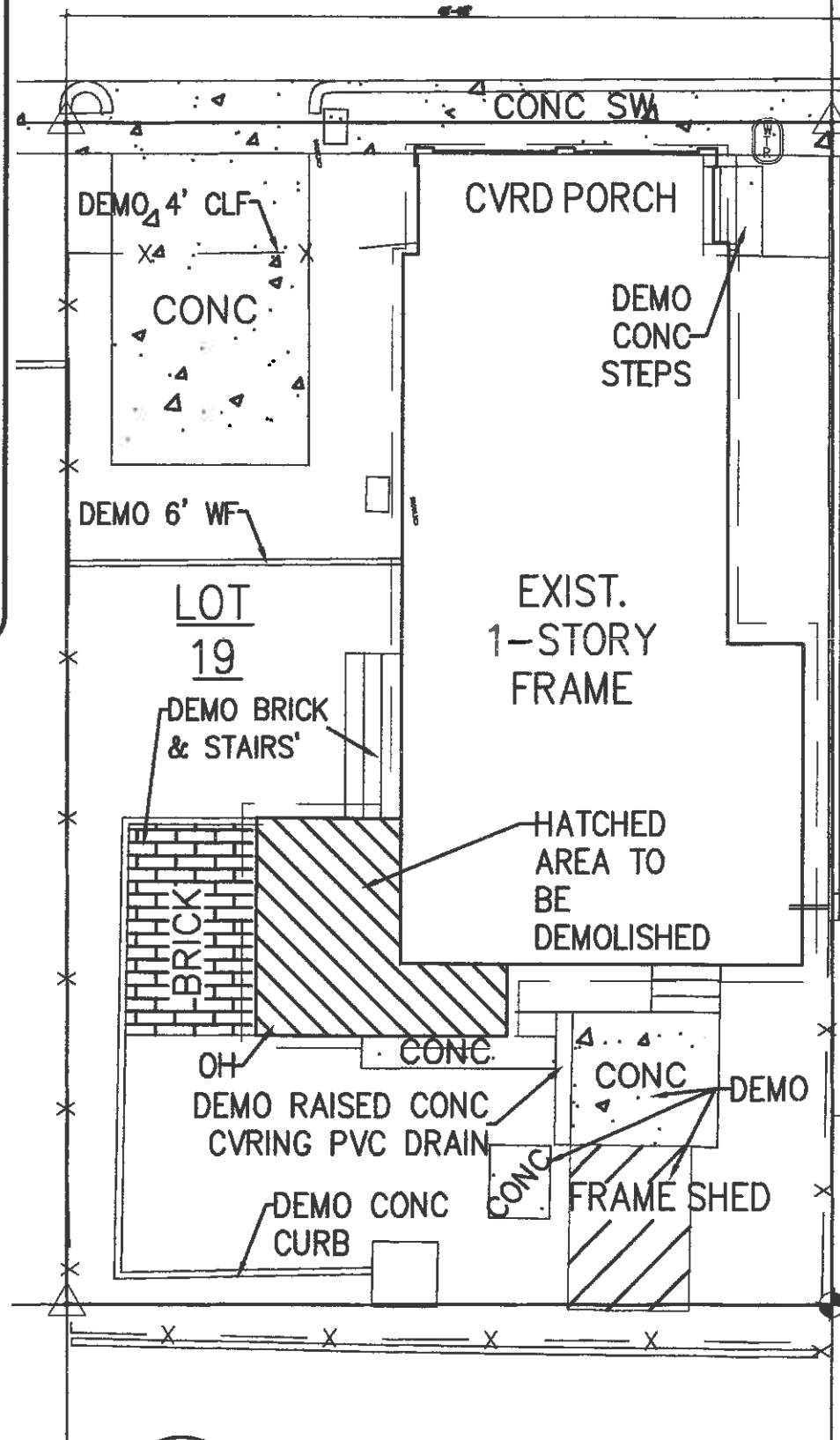
Proposed Plans

SITE DATA

SITE ADDRESS: 530 CATHERINE ST., KEY WEST, FL 33040
RE: 00028690-000000
ZONING: HNC-1 (HISTORIC NEIGHBORHOOD COMMERCIAL DISTRICT - 1)
FLOOD ZONE: X
F.I.R.M.- COMMUNITY#12087C; MAP & PANEL #1528
SUFFIX K; DATE:02-18-05
SECTION/TOWNSHIP/RANGE: 6-68-25
LEGAL DESCRIPTION: KW LOT 19 SQR 8 TR 11 G35-276/77
BUILDING COVERAGE 50%; PROPOSED- 45%
IMPERVIOUS COVERAGE 60%; PROPOSED- 56%
SETBACKS: FRONT 5 FT; SIDE 5 FT; REAR 15 FT;
STREET SIDE 7.5 FT
OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY
TYPE OF CONSTRUCTION: VB

DESIGN DATA

DESIGN LOADS: ASCE 7-10
WIND LOAD: 180 mph; 3 sec gust; EXPOSURE C; ROOF LIVE
LOAD 20 PSF; DEAD LOAD 15 PSF; FLOOR LL 100 PSF

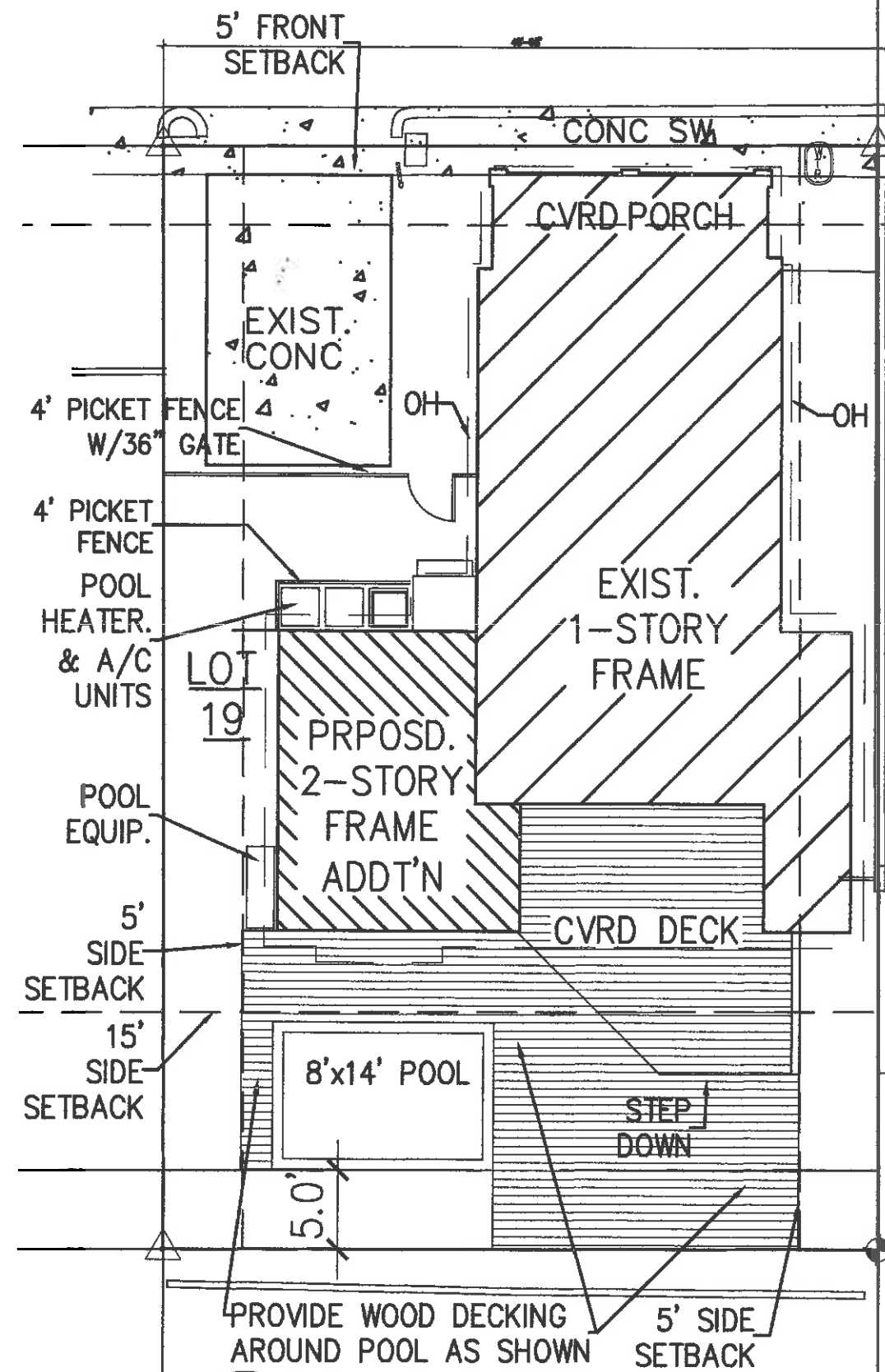


2

SITE DEMOLITION

C-1

SCALE: 1" = 10'-0"

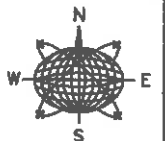


1

PROPOSED SITE PLAN

C-1

SCALE: 1" = 10'-0"



Meridian Engineering LLC
201 Front Street, Suite 207
Key West, Florida 33040
AUTHORIZATION #29401
PE #53315

Seal:

REGISTERED
RICHARD J. MILELLI
PE #53315

Consultants:

General Notes:

TODD KEMP
PROPOSED
RESIDENTIAL
ADDITION
530 CATHERINE STREET
KEY WEST, FLORIDA

Drawn By: PCS
Checked By: RJM
Project No.:
Scale: AS NOTED
AutoCad File No.:

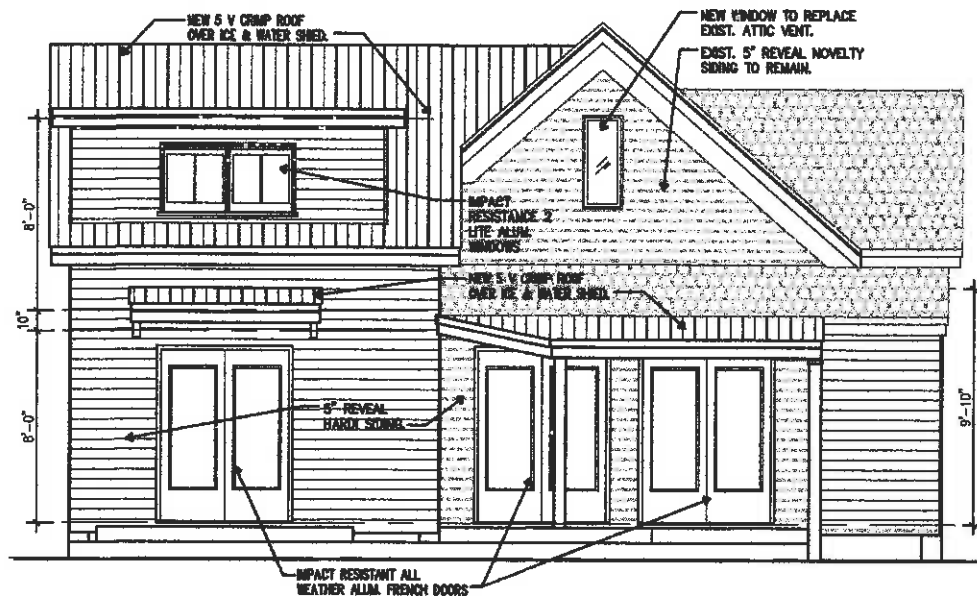
Revisions/Contributions:

Title:
SITE DATA
SITE DEMOLITION
PROPOSED SITE

Sheet Number:

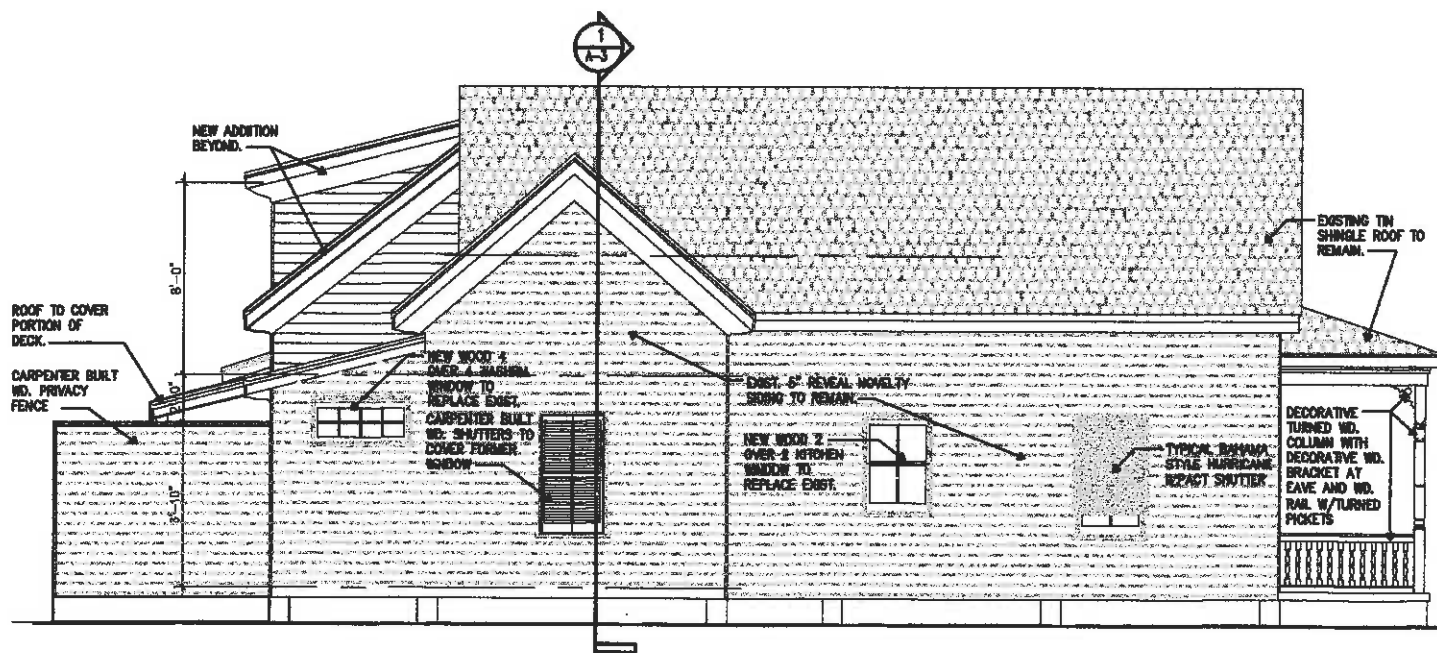
C-1

Date: FEBRUARY 3, 2014



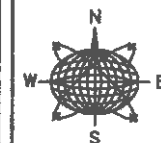
4
A-1
PROPOSED REAR ELEV
SCALE: 1/8" = 1'-0"

2
A-1
PROPOSED SIDE (WEST) ELEV
SCALE: 1/8" = 1'-0"



3
A-1
PROPOSED SIDE (EAST) ELEV
SCALE: 1/8" = 1'-0"

1
A-1
PROPOSED FRONT ELEV
SCALE: 1/8" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 207
Key West, Florida 33040
AUTHORIZATION #28401
ph 305-283-3263 fax 305-4859

Seal:

RICHARD J. MILELLI
PE #58315
Consultants:

General Notes:

TODD KEMP
PROPOSED
RESIDENTIAL
ADDITION
530 CATHERINE STREET
KEY WEST, FLORIDA

Drawn By: PCS
Checked By: RJM
Project No.:
Scale: AS NOTED
AutoCad File No.:

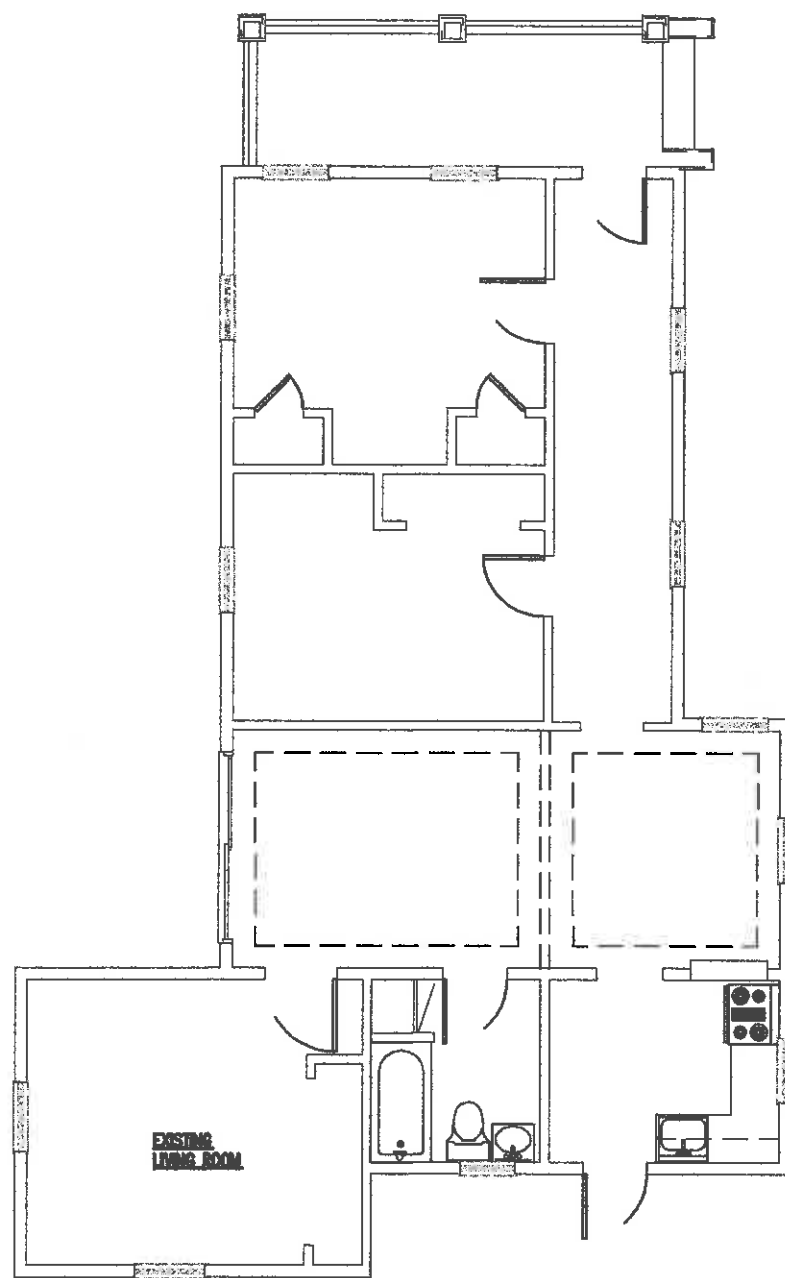
Revisions/Comments:

Title:
ELEVATIONS

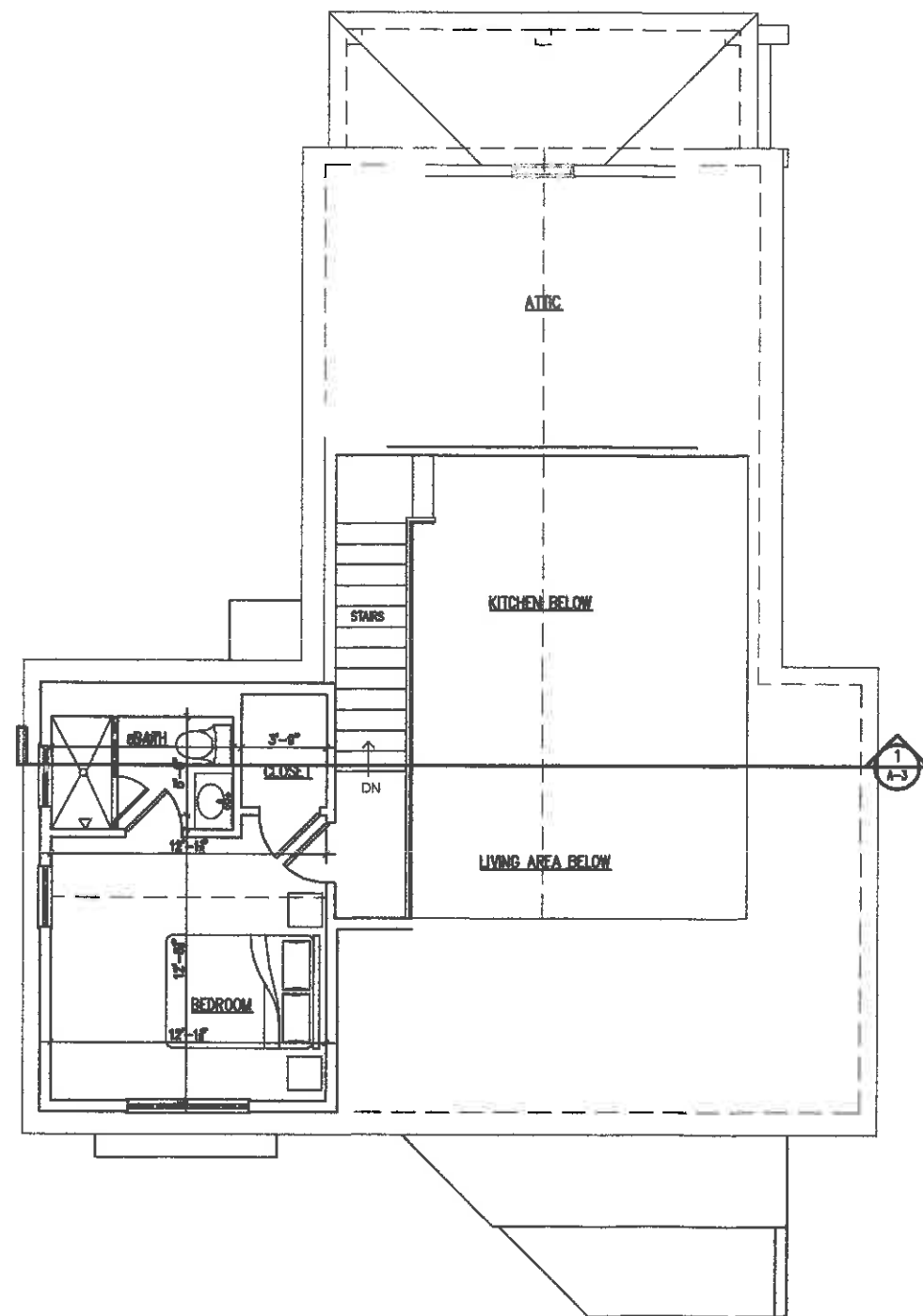
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A-1

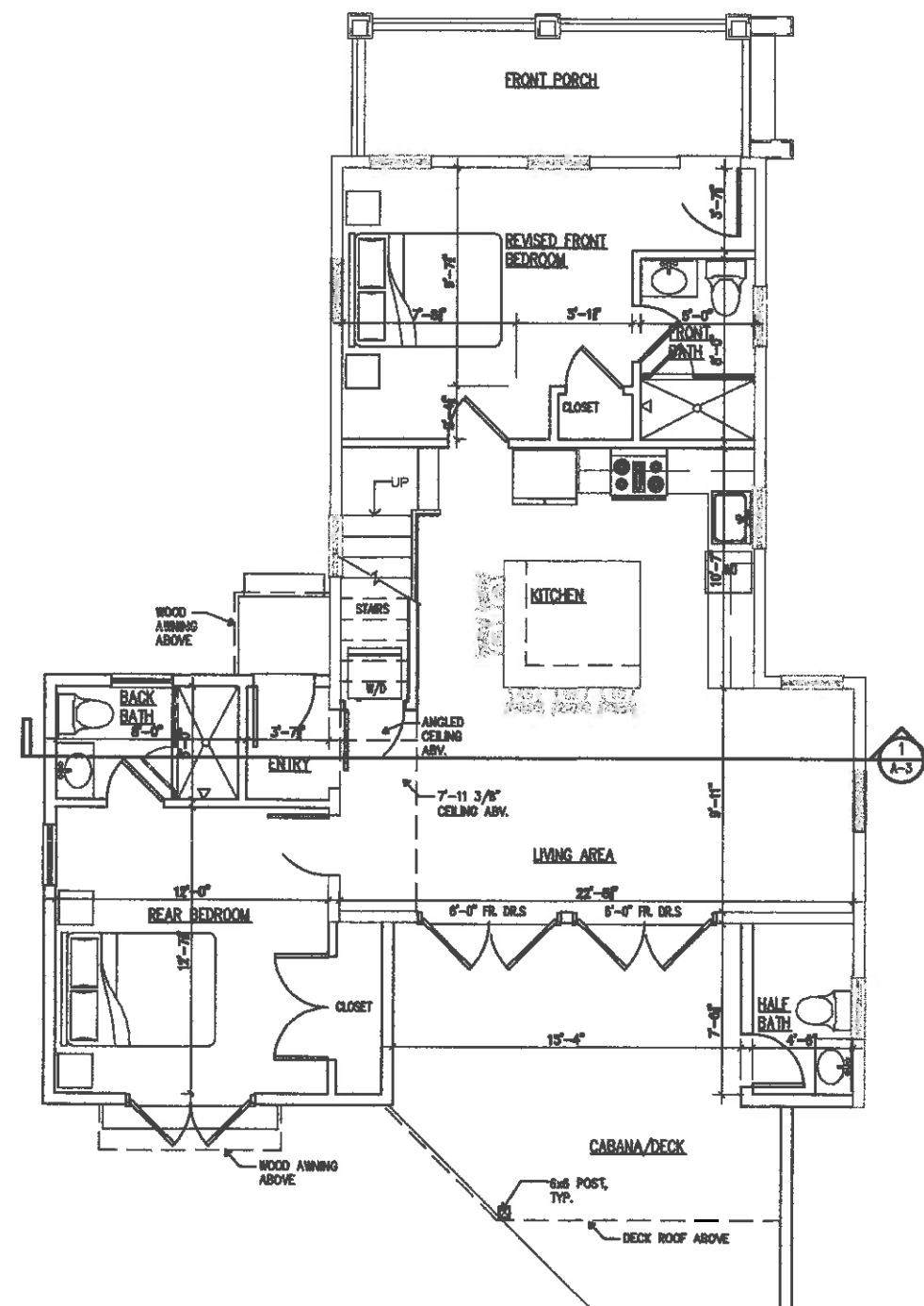
Date: FEBRUARY 3, 2014



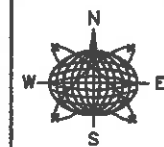
3
A-2
EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



2
A-2
PROPOSED 2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1
A-2
PROPOSED 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 207
Key West, Florida 33040
AUTHORIZATION #28401
ph: 305-263-3283 fax: 305-4990

Seal:

REGISTERED
RICHARD J. MILELLI
PE #58315

Consultants:

General Notes:

**TODD KEMP
PROPOSED
RESIDENTIAL
ADDITION**
530 CATHERINE STREET
KEY WEST, FLORIDA

Drawn By: PCS
Project No.:
AutoCad File No.:
Checked By: R.J.M.
Scale: AS NOTED

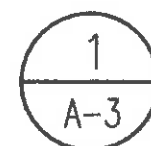
Revisions/Comments:

Title:
FLOOR PLANS

Sheet Number:

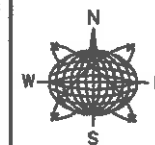
A-2

Date: FEBRUARY 3, 2014



PROPOSED BUILDING SECTION

SCALE: 1/4" = 1'-0"



Meridian Engineering LLC
201 Front Street, Suite 207
Key West, Florida 33040
AUTHORIZATION #28401
pk 305-253-3285 fax 305-489-4899

Seal:

RICHARD J. MILELLI
PE #58315

Consultants:

General Notes:

TODD KEMP
PROPOSED
RESIDENTIAL
ADDITION
530 CATHERINE STREET
KEY WEST, FLORIDA

Drawn By:
PCS

Checked By:
RJM

Project No.
-

Scale:
AS NOTED

AutoCad File No.

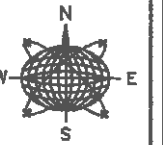
Revisions/Submissions:

Title:
BUILDING SECTION

Sheet Number:

A-3

Date: FEBRUARY 3, 2014



Meridian Engineering LLC
201 Front Street, Suite 207
Key West, Florida 33040
AUTHORIZATION #28401
ph: 305-243-5288 fax: 305-4869

Seal:

RICHARD J. MILELLI
PE #58315

Consultants:

General Notes:

**TODD KEMP
PROPOSED
RESIDENTIAL
ADDITION**
530 CATHERINE STREET
KEY WEST, FLORIDA

Drawn By: PCS	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions/Annotations:

Title:
FRONT ELEVATION
W/ ADJACENT
PROPERTIES

Sheet Number:

A-4

Date: FEBRUARY 3, 2014



EXISTING ADJACENT BUILDING

PROPOSED FRONT ELEVATION

EXISTING ADJACENT BUILDING

1
A-4

PROPOSED FRONT ELEVATION W/ADJACENT PROPERTIES

SCALE: NOT TO SCALE

Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1029475 Parcel ID: 00028690-000000

Ownership Details

Mailing Address:

CORAL HEAD PROPERTIES LLC
530 CATHERINE ST
KEY WEST, FL 33040-3104

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 530 CATHERINE ST KEY WEST
Legal Description: KW LOT 19 SQR 8 TR 11 G35-276/77 OR555-794 OR874-623 OR1009-1411 OR2015-533 OR2015-534/545TR OR2667-1095/96

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	47	72	3,390.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 0

Total Living Area: 1029
Year Built: 1943

Building 1 Details

Building Type R1
Effective Age 30
Year Built 1943
Functional Obs 0

Condition A
Perimeter 156
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 35
Grnd Floor Area 1,029

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation WD CONC PADS

Heat 1 NONE

Heat 2 NONE

Bedrooms 2

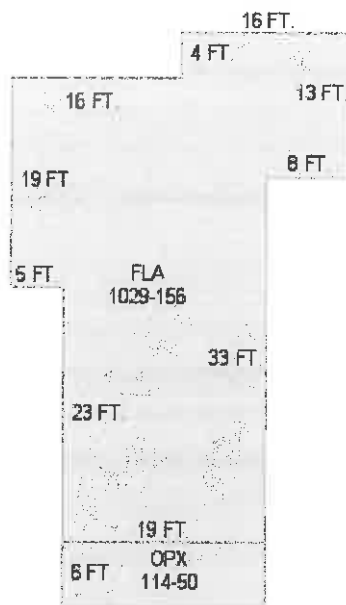
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	1:WD FRAME/COMPOSITE	1	1942	N N	0.00	0.00	1,029
2	OPX		1	1942	N N	0.00	0.00	114

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	120 SF	20	6	1987	1988	2	30
2	FN2:FENCES	322 SF	46	7	1987	1988	3	30
3	PT3:PATIO	200 SF	0	0	1987	1988	2	50
4	CL2:CH LINK FENCE	476 SF	0	0	1964	1965	1	30

Appraiser Notes

2003-31-01 (SKI). - 1 TRANS RENTAL UNIT

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9602904	07/01/1996	10/01/1996	900		RENOVATION
	03-3899	11/12/2003	07/23/2004	1,500		UPGRADE ELECT. 200AMP

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	85,008	2,267	340,235	427,510	382,828	0	427,510
2012	86,189	2,299	259,538	348,026	348,026	0	348,026
2011	86,189	2,331	252,598	341,118	341,118	0	341,118
2010	88,550	2,363	316,253	407,166	407,166	0	407,166
2009	99,902	2,395	480,705	583,002	583,002	0	583,002
2008	95,538	2,427	593,250	691,215	691,215	0	691,215
2007	155,692	2,423	452,565	610,680	610,680	0	610,680
2006	224,945	2,455	271,200	498,600	498,600	0	498,600
2005	196,827	2,572	203,400	402,799	402,799	0	402,799
2004	125,969	2,717	203,400	332,086	332,086	0	332,086
2003	125,969	2,835	77,970	206,774	206,774	0	206,774
2002	86,213	2,952	77,970	167,135	167,135	0	167,135
2001	74,608	3,097	77,970	155,675	155,675	0	155,675
2000	71,743	2,314	54,240	128,297	128,297	0	128,297
1999	63,002	1,946	54,240	119,188	119,188	0	119,188
1998	66,318	2,128	54,240	122,686	122,686	0	122,686
1997	53,054	1,752	47,460	102,266	102,266	0	102,266
1996	40,786	1,386	47,460	89,632	89,632	0	89,632
1995	40,786	1,210	47,460	89,456	89,456	0	89,456
1994	36,475	1,118	47,460	85,053	85,053	0	85,053

1993	35,852	657	47,460	83,969	83,969	0	83,969
1992	35,852	690	47,460	84,002	84,002	0	84,002
1991	35,852	713	47,460	84,025	84,025	0	84,025
1990	41,282	737	39,833	81,852	81,852	0	81,852
1989	53,291	698	38,985	92,974	92,974	0	92,974
1988	49,986	0	33,900	83,886	83,886	0	83,886
1987	38,922	0	21,188	60,110	60,110	0	60,110
1986	39,140	0	20,340	59,480	59,480	0	59,480
1985	37,929	0	17,868	55,797	55,797	0	55,797
1984	35,346	0	17,868	53,214	53,214	0	53,214
1983	14,570	0	12,208	26,778	26,778	25,000	1,778
1982	14,868	0	10,547	25,415	25,415	25,000	415

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/10/2014	2667 / 1095	595,000	WD	99
4/1/1987	1009 / 1411	110,000	WD	Q
2/1/1983	874 / 623	58,500	WD	Q

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Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., February 24, 2014 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO THE EXTERIOR OF THE HOUSE. NEW ONE AND A HALF STORY ADDITION. NEW POOL AND DECK ON REAR OF PROPERTY. DEMOLITION OF SIDE ATTACHED ADDITION.

FOR: 530 CATHERINE STREET

Applicant - Meridian Engineering

Application # H14-01-0239

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.

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