

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Brian Leeke, owner and Tee Cowperthwaite, agent

**Property:** 1512 South Blvd, Lot 2, Block 4, Edgemont Subdivision in Boulevard Oaks Historic District, 6,824sq ft two-story single-family residence with detached guest quarters. situated on a **21,784** square foot (116.75 'x 186.5') corner lot

**Significance:** Contributing Tudor Revival Style built circa. 1926 in the Boulevard Oaks Historic District. Alterations at rear occurred c. 1980s. including enclosing the rear porch for additional living space.

**Proposal:** Alteration – Addition

- *Revision to COA approved by director only January 2022 under HP2022\_0012*
- *HAHC July 29,2021 under HP2021\_0174 for to update front entrance openings and added awning on pool house – see updated drawing set, drawings for historic primary residence remains as submitted in HP2021\_0174*
- *Drawing/Lite pattern of windows looks altered from original dimensions – applicant states it is due to more specific, updated measurements.*

Current Revision:

- **Roof:** Change previously proposed slate roof to Architectural laminated asphalt shingles. Update turret roof material from shingles to standing seam metal.
- **Floor Plan:** Move the West wall of the L1 Kitchen ~2-3" to the West.
- **Windows:** aluminum clad wood windows, inset and recessed – updated vendor.
- **West side elevation:** Replace brick w/ half-timbering at the L2 Sitting Room. Change window dimensions on all windows for addition/garage. First floor kitchen windows will be horizontal fixed instead of 1/1.
- **Garage/Addition:** Delete a small window on box bay of garage at the NW corner of the Sitting Room. Symmetrically match the approved closet cantilever at L2 Carriage House on the south side. Delete windows at these same cantilevered projections (box bays).
- **Garage Roof:** change west elevation roof from hipped with shed dormer to a clipped gable (see page 23) change window dimensions in previous dormer, remove street facing dormer, and increase size of north and south elevation dormers.
- **Rear Elevation:** keep 2-windows originally proposed to be removed, but current proposal only changes location on existing non-historic addition. Delete French balconies with tall, paired windows at L2 Carriage House east side. Add built-in BBQ at north end of Carriage House open porch.
- **Rear Elevation (Turret):** add three windows at rear
- **Information subject to change before final report**

**Public Comment:** No comment received

**Civic Association:** The Edgemont Civic Association has no objections to the proposed renovation at 1512 South Blvd.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA**

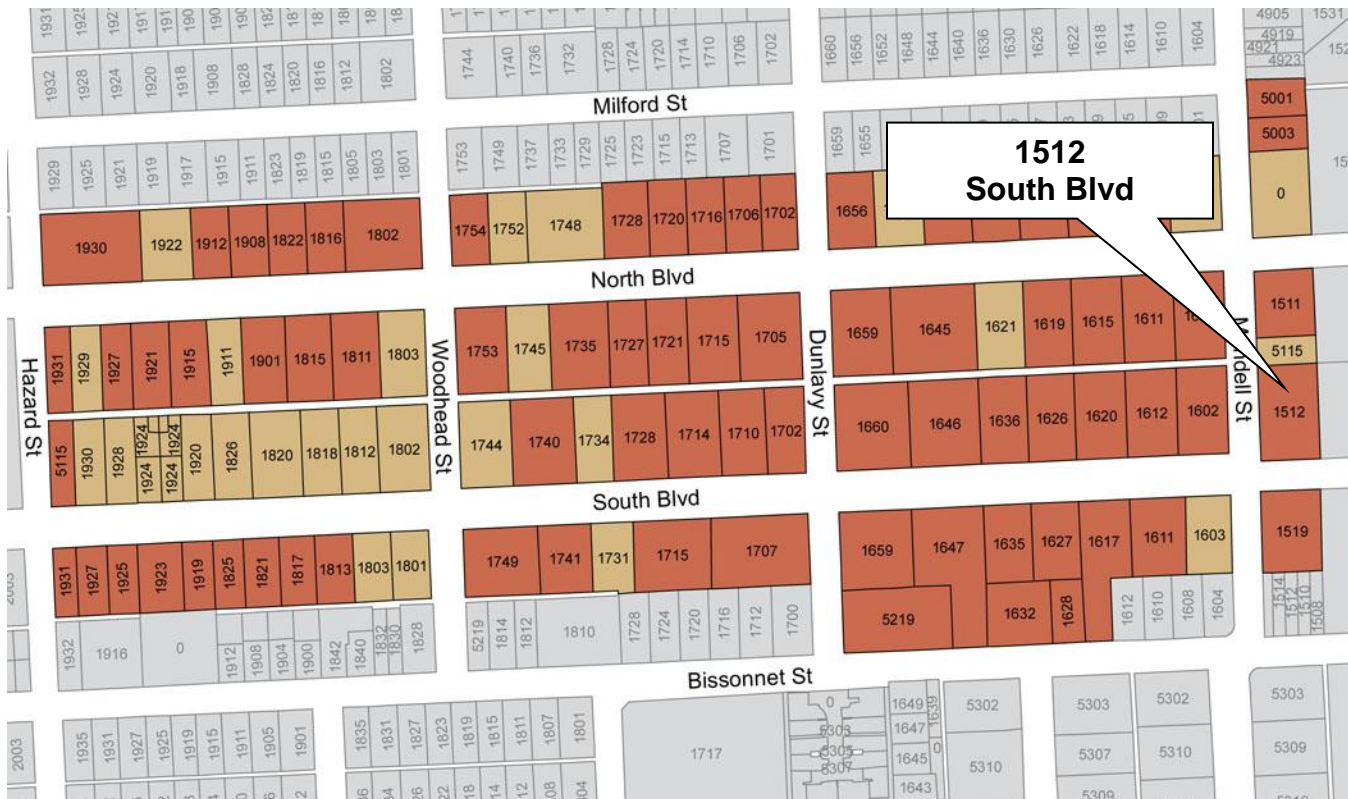
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           |  |
|-------------------------------------|--------------------------|-------------------------------------|--|
|                                     |                          |                                     | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;<br><i>Addition and alteration retains and preserves the historical character of the historic building. It does not disturb significant historical fabric and compares to other contributing buildings in the district. (see references on the following pages)</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;<br><i>Addition is differentiated from the historic portion of the home, original corners are retained</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;<br><i>Proposed addition does not impair the essential form an integrity of the historic building. The addition is set back at the rear/side of the property and does not overwhelm considering the large lot/site. Side setbacks from Mandell St. comply with 20' setbacks per the deed restrictions.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;<br><i>Materials removed at rear for addition are not considered as significant as those on the front or side elevations. Original corners are retained.</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and<br><i>Addition and alteration is compatible with the massing, size, scale, material and character of the property and context area - it does not disturb significant historic fabric and is comparable to context area. See contributing context; 1659 South Blvd, 1660 South Blvd (corner lots)</i>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. <i>Side setbacks from Mandell St. comply with 20' setbacks per the deed restrictions compare to other contributing context.</i>   |

PROPERTY LOCATION

Boulevard Oaks



Building Classification

- Contributing
- Non-Contributing
- Park



**INVENTORY PHOTO**



**CURRENT PHOTO**



**HISTORIC PHOTOGRAPHS**

**C.1974**





**CURRENT PHOTO (s) -SOUTH WEST FRONT CORNER**



**(REAR CORNER – TOWARDS WEST/ MANDELLST)**



**CURRENT PHOTO – REAR – NORTH ELEVATION**

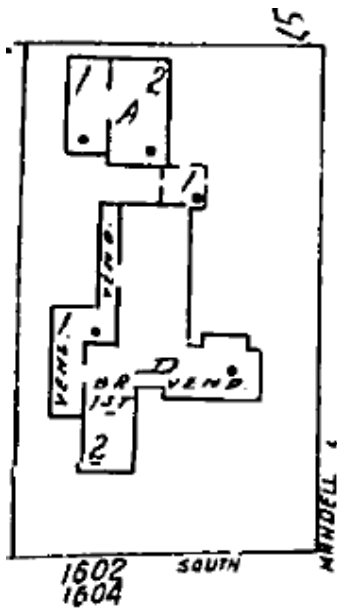


**Porch enclosed/alterd after c. 1980**



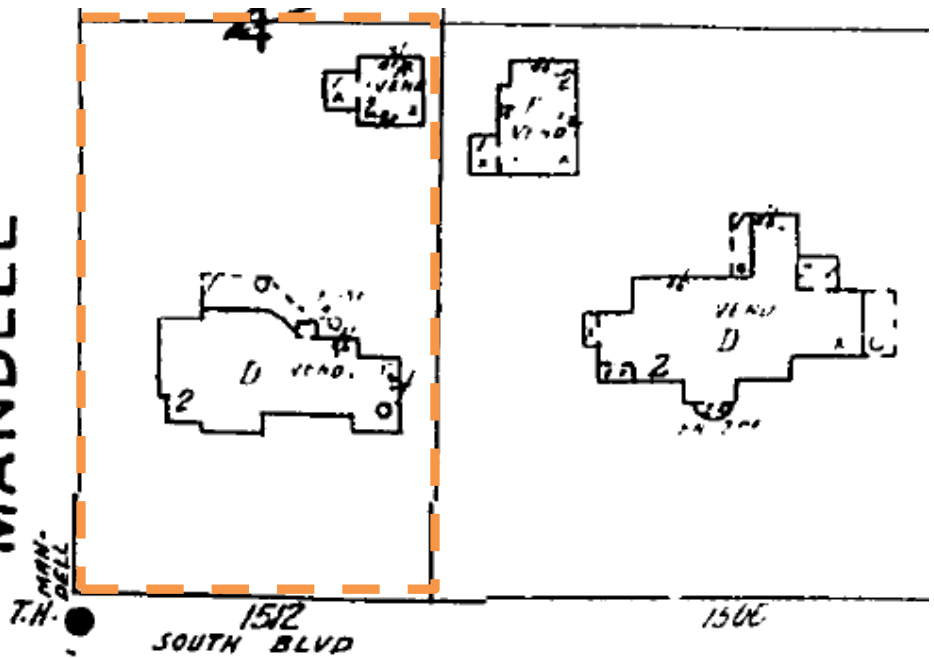






B'L'V'D 80

MANDELL

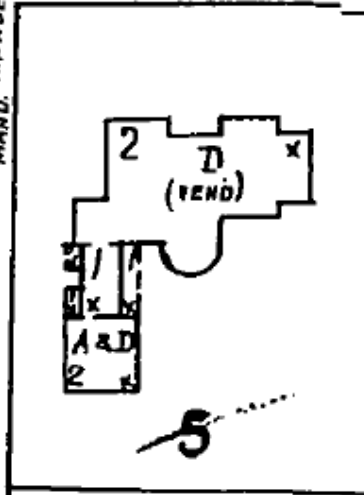


T.H. MANDELL

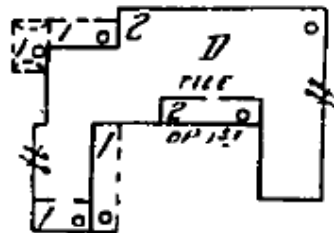
1511 SOUTH 1519



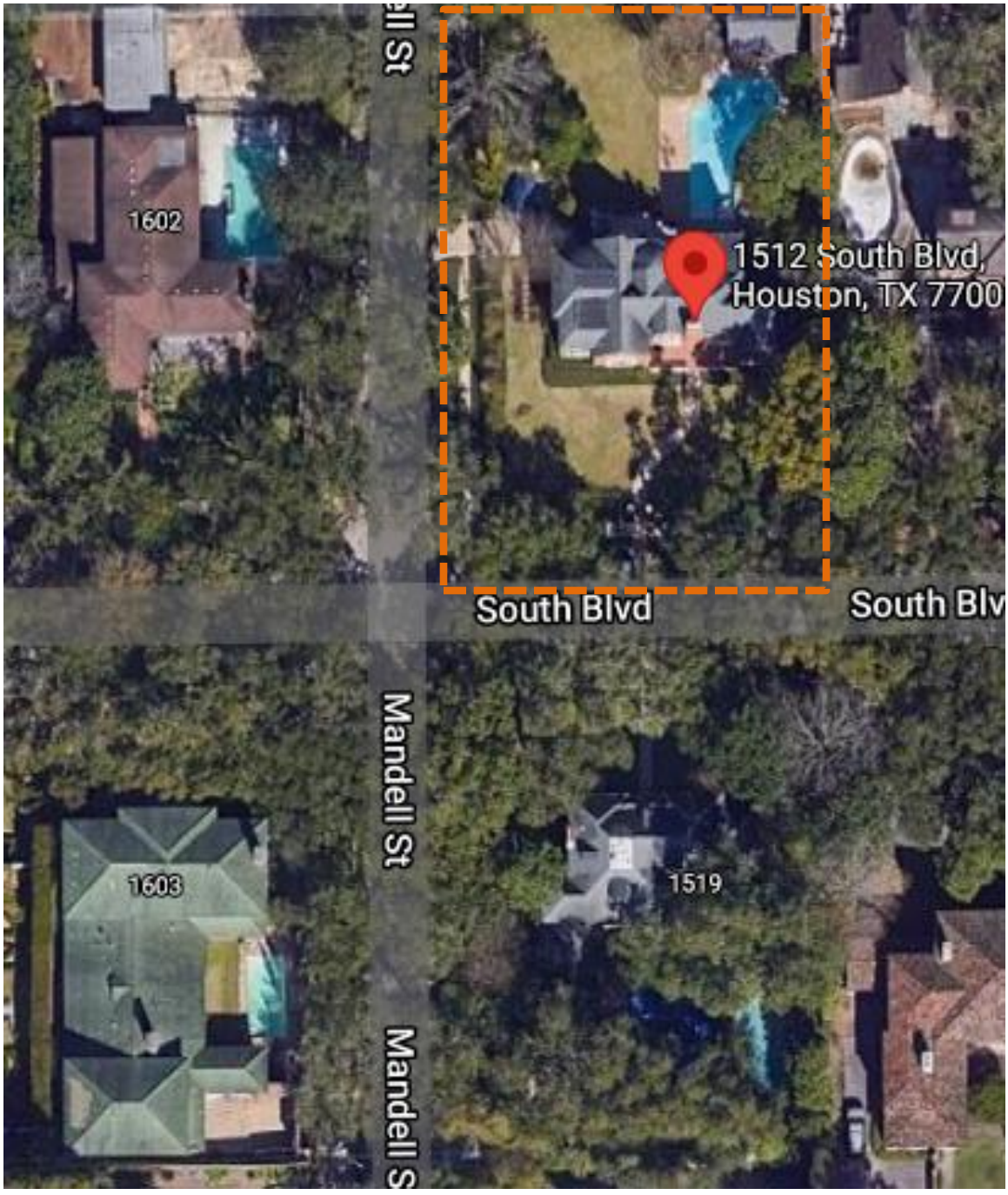
MANDELL



1515 SOUTH BLVD



**CURRENT AERIAL/CONTEXT - SETBACKS**

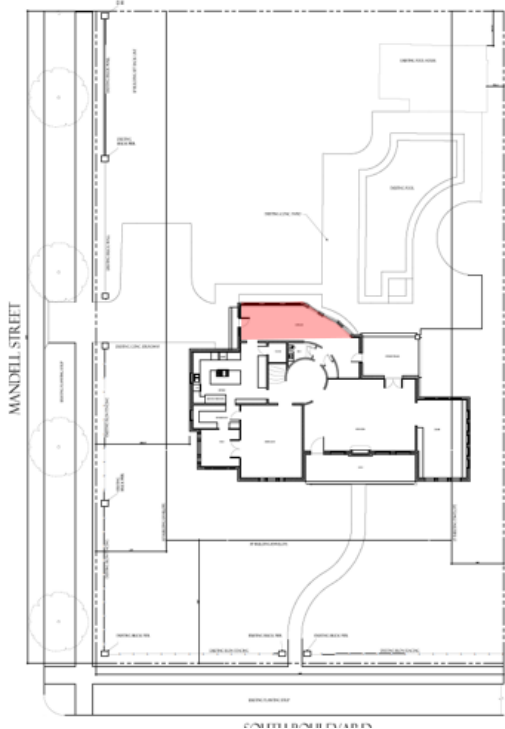




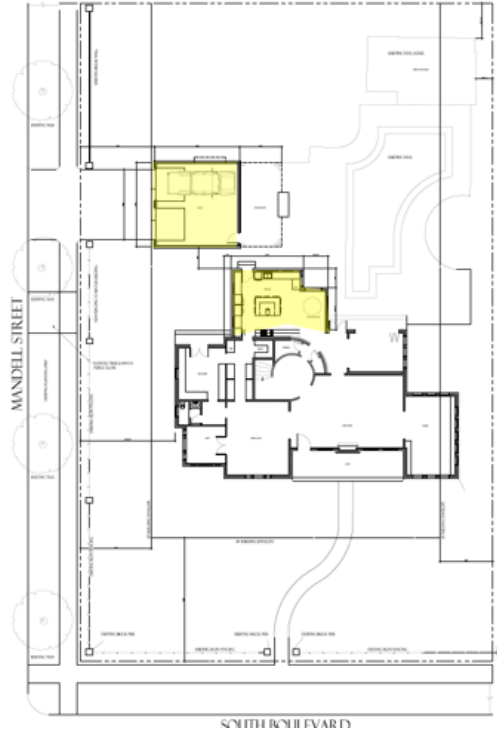




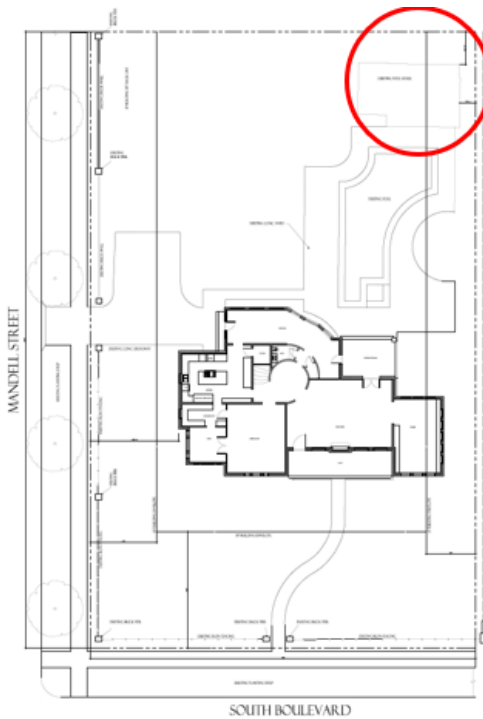
EXISTING SITE PLAN



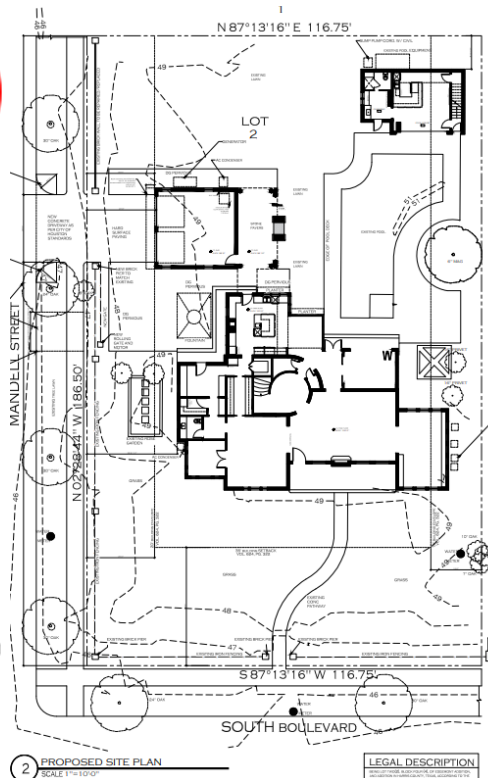
INITIAL PROPOSED SITE PLAN



FIRST REVISION (POOL HOUSE)



CURRENT PROPOSED





**RENDERINGS**  
**CORNER OF SOUTH BLVD AND MANDELL**



1 EXISTING SW VIEW  
SCALE NTS

**PREVIOUSLY APPROVED BY HAHC**





**CURRENT PROPOSED**





**RENDERINGS - FACING MANDELL**



**PREVIOUSLY APPROVED BY HAHC**



**CURRENT PROPOSED**



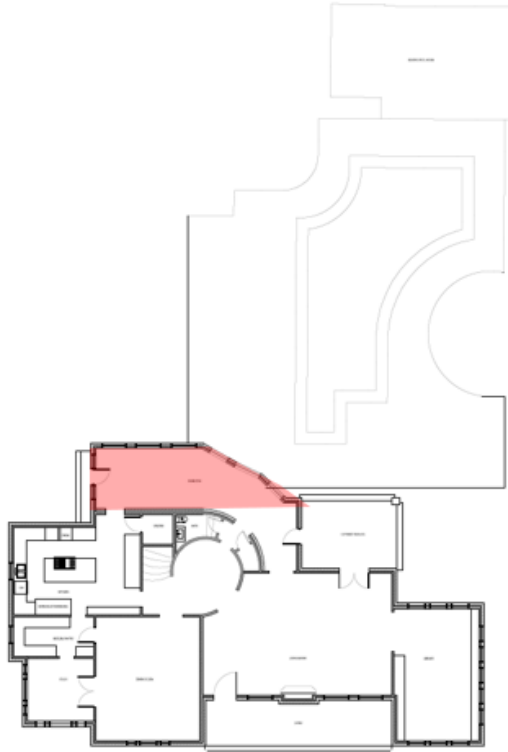




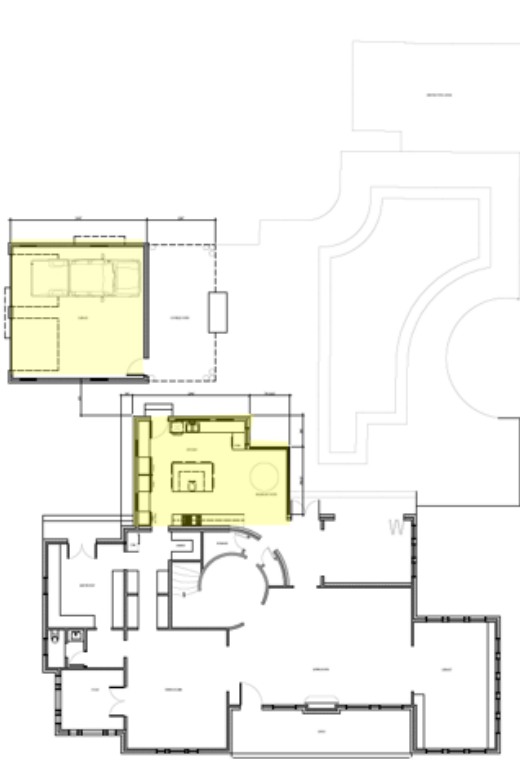


**FIRST FLOOR PLAN**

**EXISTING**

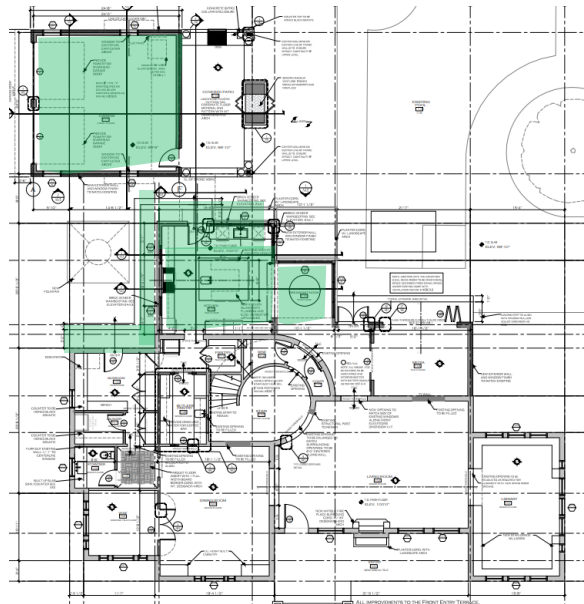


**INITIALLY PROPOSED**



**FIRST REVISION (POOL HOUSE)**

**CURRENT PROPOSED**

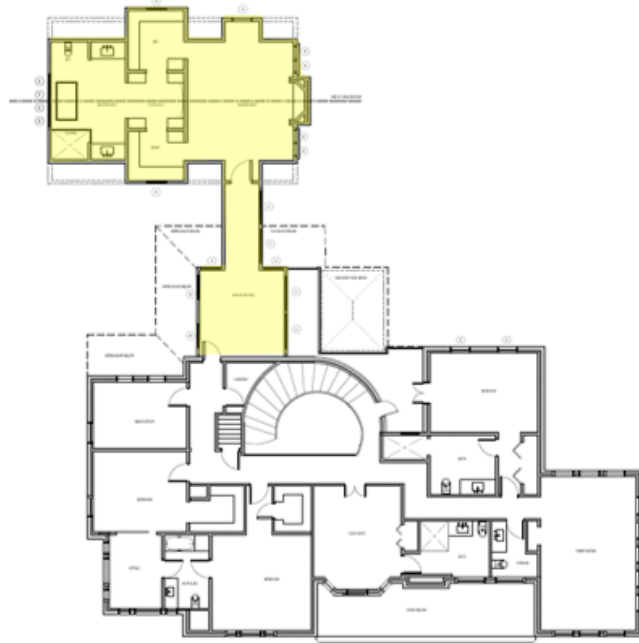
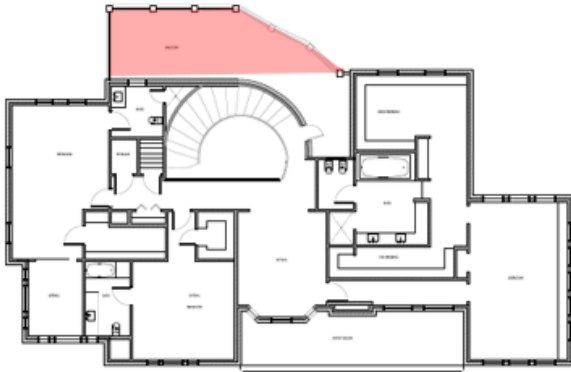




**SECOND FLOOR PLAN**

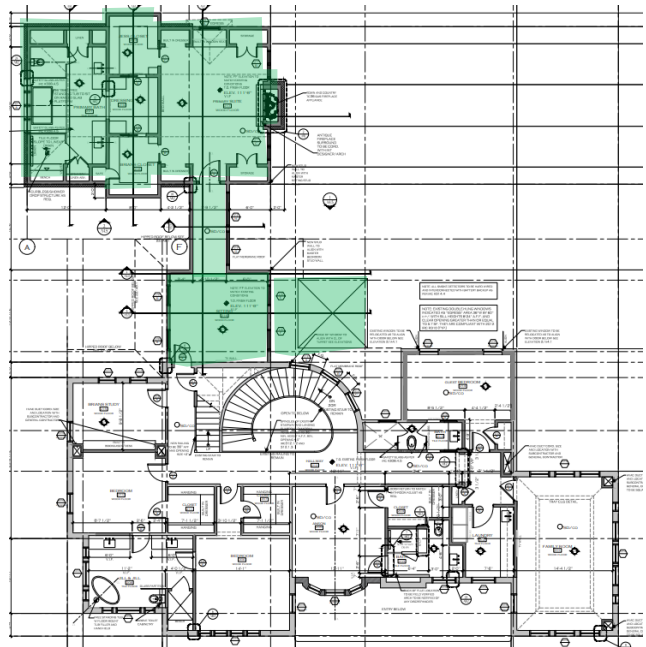
**EXISTING**

**INITIALLY PROPOSED**



**FIRST REVISION (POOL HOUSE)**

**CURRENT PROPOSED**





**SOUTH ELEVATION – FRONT FACING STREET (SOUTH Blvd)**

EXISTING

EXISTING



1 EXISTING SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

INITIALLY PROPOSED



1 PROPOSED SOUTH ELEVATION AS PER COA (NO CHANGE)  
SCALE: 3/16" = 1'-0"

NOTE: FOR ALL MATERIALS  
INDICATED OR REFERENCED  
HEREIN ELEVATION NOTES  
FOR TYPICAL EXTERIOR  
MATERIALS NOTES

**NO PROPOSED CHANGES  
TO SOUTH ELEVATION**

**NORTH ELEVATION – REAR CROSS/WITHOUT GARAGE**

EXISTING



3 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

PROPOSED – Historic Home (view without addition)



CURRENT PROPOSED W/ PREVIOUS REVISIONS



1



**DIFFERENCES IN EXISTING AND CURRENTLY SHOWING EXISTING – WINDOW LITE PATTERN**

**COMPARE WITH PREVIOUS PAGE**



PROPOSED – Historic Home (view without addition)

### NORTH ELEVATION – REAR -CROSS/WITHOUG GARAGE

EXISTING



INITIALLY PROPOSED – (view with addition/garage)



CURRENT PROPOSED





### EAST ELEVATION – FACING STREET

#### EAST ELEVATION – FACING STREET EXISTING

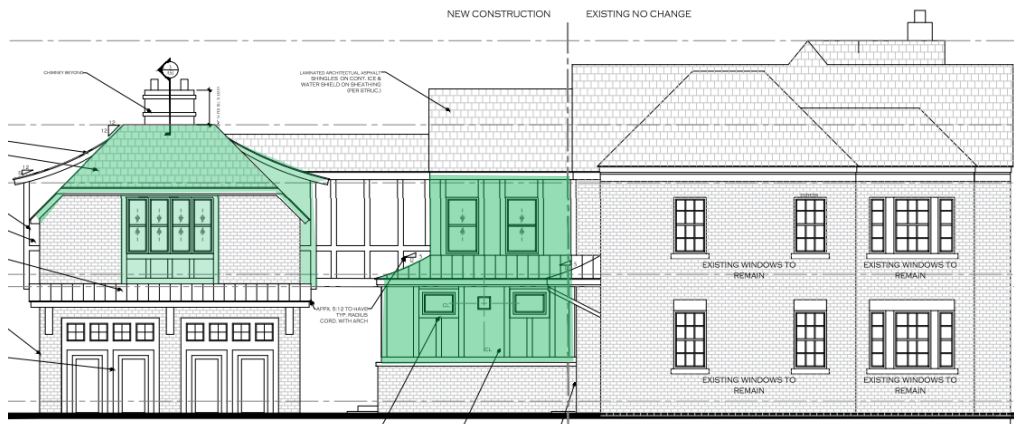


3 EXISTING WEST ELEVATION  
SCALE: 1/8"=1'-0"

#### ► INITIALLY PROPOSED



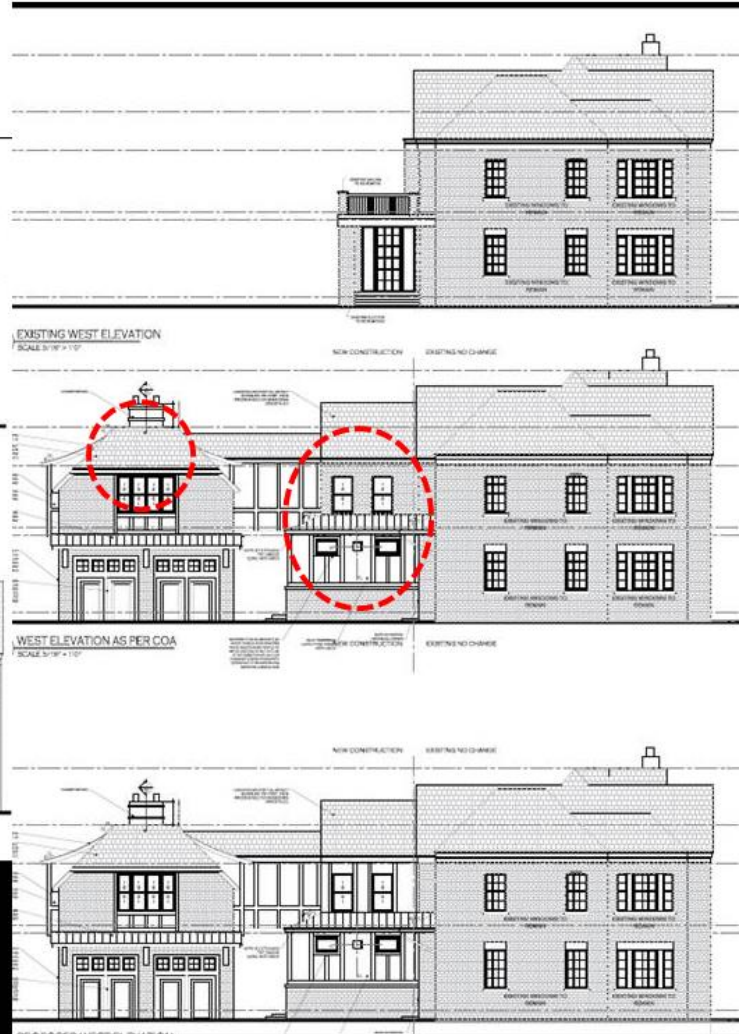
#### CURRENT PROPOSED



**COMPARE WITH PREVIOUS PAGE**

**PREVIOUS**

**CURRENT PROPOSED**





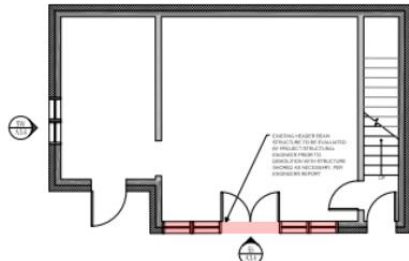


**POOL HOUSE UPDATES – PREVIOUSLY APPROVED ADMINISTRATIVELY (REVISION TO COA)**

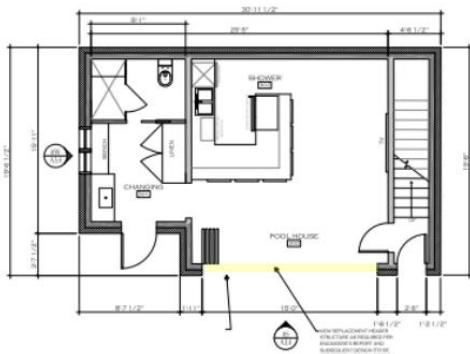
**NO CURRENT REVISIONS**



FIRST FLOOR PLAN

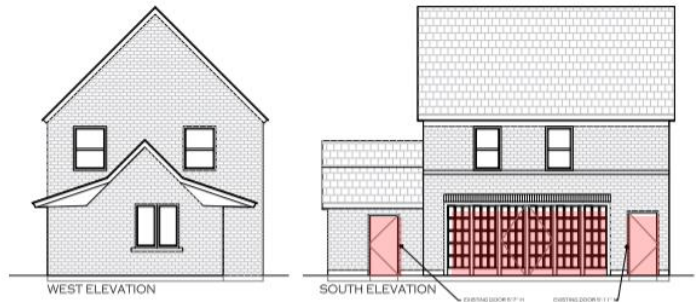


1 EXISTING POOL HOUSE MAIN LEVEL  
SCALE 1/4" = 1'-0"



3 PROPOSED POOL HOUSE MAIN LEVEL  
SCALE 1/4" = 1'-0"

EXISTING/PROPOSED ELEVATION CHANGES



5 EXISTING POOL HOUSE ELEVATIONS  
SCALE 1/4" = 1'-0"



6 PROPOSED POOL HOUSE ELEVATIONS  
SCALE 1/4" = 1'-0"



WINDOW/DOOR SCHEDULE

Date: May 25, 2022 at 11:16:34 AM MDT
To: Tee Cowperthwaite <tee@sin-bad.com>

GENERAL NOTES

WINDOW TAGS HAVE CHANGED SEE BELOW
NO CHANGES TO MOUNTING PROFILE
NO CHANGES TO LITE PATTERNS
BRAND CHANGED FROM PELLA TO MARVIN ALUM. CLAD WD WINDOWS COLOR TO MATCH EXISTING
WINDOW L TO BE QUAKER ALUMINUM WINDOW DARK BRONZE COLOR
EXISTING WINDOW "8" WAS CALLED OUT AS TO BE REPLACED BY WINDOW "G" NOW TO REMAIN AND BE SLIGHTLY REALIGNED ± 6" LEFT/RIGHT

WINDOW A

NOW TAGGED AS W117 A,B,C,D
DOUBLE HUNG (NO CHANGE)
1/1 LITE PATTERN (NO CHANGE)
CURRENT DIMENSIONS 36"x66" CHANGED FROM 36"x48"

WINDOW B

NOW TAGGED AS W217 B C
CHANGED FROM FRENCH DOORS 60"x96" TO (2) 24"x24" FIXED WINDOWS BELOW WITH TWO 24"x54" CASEMENT WINDOWS ABOVE (SEE EAST ELEVATION)

WINDOW C

NOW TAGGED AS W216 G, H
FIXED (NO CHANGE)
CURRENT DIMENSIONS 60"x80" CHANGED FROM 60"x90"

WINDOW D

NOW TAGGED AS W216 A,B,E,F
DOUBLE HUNG (NO CHANGE)
1/1 LITE PATTERN (NO CHANGE)
CURRENT DIMENSIONS 36"x62" CHANGED FROM 42"x54"

WINDOW E

NOW TAGGED AS W221A
DOUBLE HUNG (NO CHANGE)
1/1 LITE PATTERN (NO CHANGE)
CURRENT DIMENSIONS (4) 24"x62" CHANGED FROM (4) 24"x48" (SEE WEST ELEVATION)

WINDOW F

NOW TAGGED AS W115A, W115B, W115C, W115D,
DOUBLE HUNG (NO CHANGE)
1/1 LITE PATTERN (NO CHANGE)
CURRENT DIMENSIONS W115A,B 36"x24" CHANGED FROM 36"x60"
CURRENT DIMENSIONS W115C,(3) 39"x54" CHANGED FROM 36"x60"
CURRENT DIMENSIONS W115D 60"x54" CHANGED FROM 36"x60"

WINDOW G

EXISTING WINDOWS TO REMAIN AND BE REALIGNED SLIGHTLY
CHANGED FROM REPLACING WITH 24"x36"

WINDOW H

NO CHANGE

WINDOW J

NO CHANGE

WINDOW K

NO CHANGE

WINDOW L

NOW TAGGED AS W116 A,B
FIXED (NO CHANGE)
CURRENT DIMENSIONS 110"x120" CHANGED FROM 143"x96"

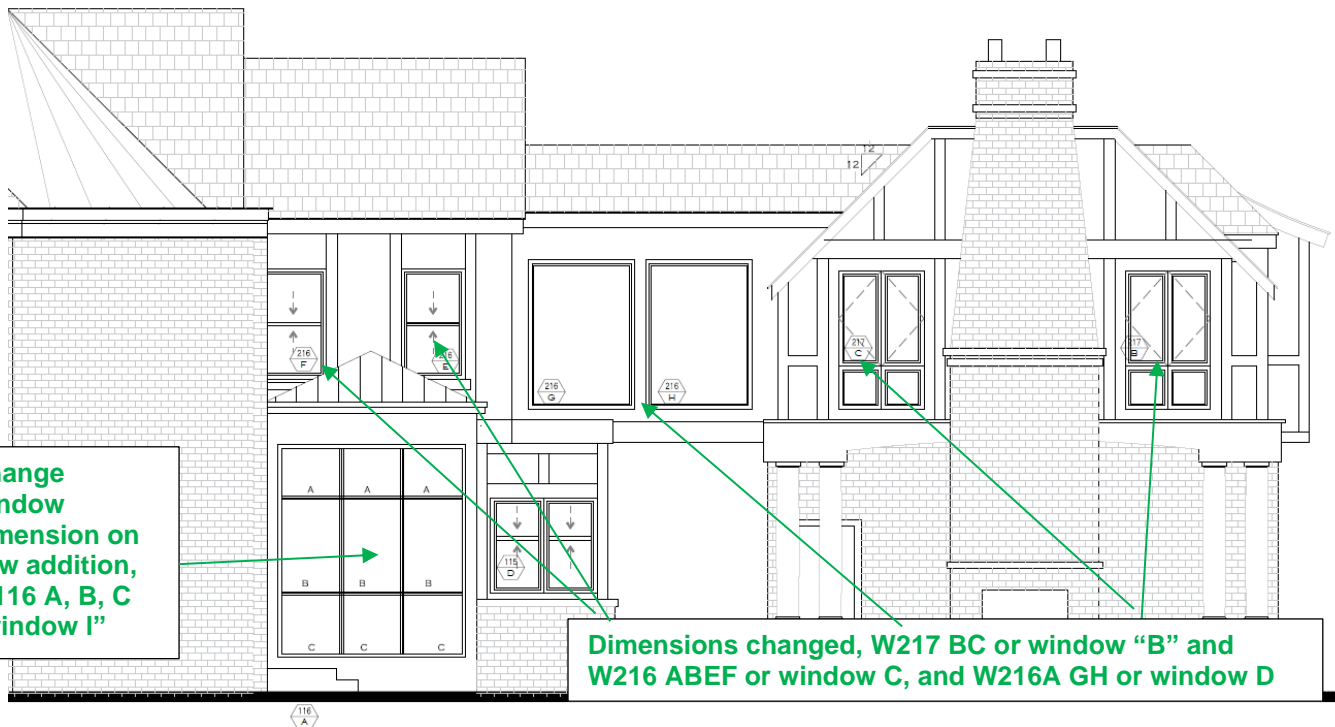
**WINDOW KEY OF CHANGES IN NEW PROPOSAL:**



Dimensions changed, 221 A or window "E"

Change window dimension on new addition, 115 A, B, C, D or "window F"

PROPOSED WEST ELEVATION



Change window dimension on new addition, W116 A, B, C "window I"

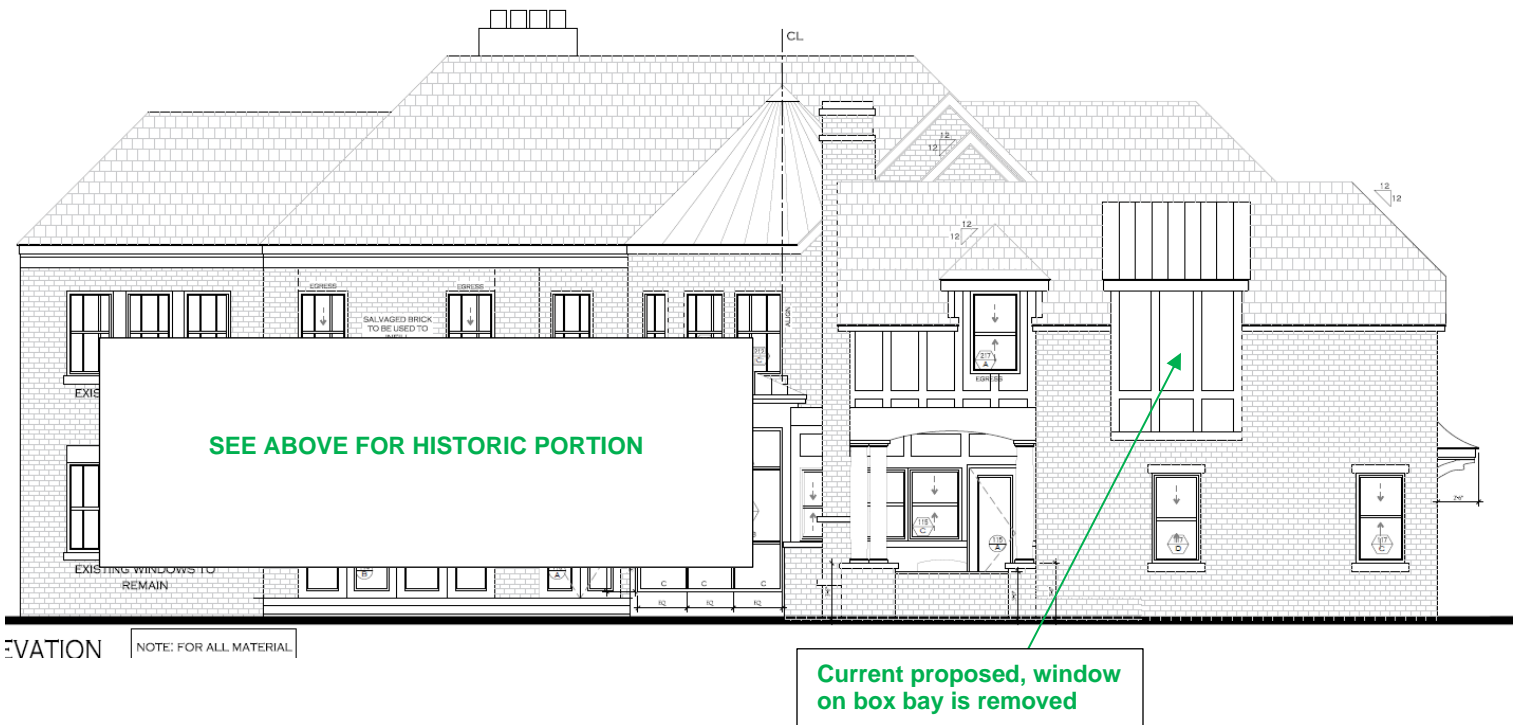
Dimensions changed, W217 BC or window "B" and W216 ABEF or window C, and W216A GH or window D

**PROPOSED EAST ELEVATION (INTERIOR PROPERTY LINE – not seen from street)**

**WINDOW KEY OF CHANGES IN NEW PROPOSAL : REAR ELEVATION -cross section**



**WINDOW KEY: REAR ELEVATION -full rear elevation with garage**







WINDOW SCHEDULE

WINDOW TAG	SIZE		HEAD HEIGHT	WINDOW TYPE	MULTI-PATTERN	GLAZING	MAX. SHGC	MAX U-VALUE	FRAME			LOCATION	
	WIDTH	HEIGHT							MATERIAL	DETAIL			
										HEAD	JAMB		SILL
W115A	3'-0"	2'-0"	10'-0"	FIXED	N/A	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	KITCHEN
W115B	3'-0"	2'-0"	10'-0"	FIXED	N/A	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	KITCHEN
W115C	9'-10"	4'-6"	8'-0"	DOUBLE HUNG	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	KITCHEN
W115D	5'-0"	4'-6"	8'-0"	DOUBLE HUNG	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	KITCHEN
W116A	9'-2"	10'-0"		FIXED	SEE ELEV.	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	BREAKFAST NOOK
W116B	9'-2"	10'-0"		FIXED	SEE ELEV.	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	BREAKFAST NOOK
W117A	3'-0"	5'-6"	9'-0"	DOUBLE HUNG	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	GARAGE
W117B	3'-0"	5'-6"	9'-0"	DOUBLE HUNG	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	GARAGE
W117C	3'-0"	5'-6"	9'-0"	DOUBLE HUNG	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	GARAGE
W117D	3'-0"	5'-6"	9'-0"	DOUBLE HUNG	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	GARAGE
W212A	3'-0"	5'-2"	7'-1"	FIXED	3/2	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	STAIRWAY
W212B	3'-0"	5'-2"	7'-1"	FIXED	3/2	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	STAIRWAY
W212C	3'-0"	5'-2"	7'-1"	FIXED	3/2	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	STAIRWAY
W216A	3'-0"	5'-2"	7'-1"	DOUBLE HUNG	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	MASTER SITTING
W216B	3'-0"	5'-2"	7'-1"	DOUBLE HUNG	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	MASTER SITTING
W216E	3'-0"	5'-2"	7'-1"	DOUBLE HUNG	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	MASTER SITTING
W216F	3'-0"	5'-2"	7'-1"	DOUBLE HUNG	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	MASTER SITTING
W216G	5'-0"	7'-0"	7'-6"	FIXED	NA	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	MASTER SITTING
W216H	5'-0"	7'-0"	7'-6"	FIXED	NA	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	MASTER SITTING
W217A	3'-0"	5'-0"	7'-1"	DOUBLE HUNG	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	MASTER BEDROOM
W217B	4'-0"	6'-6"	7'-0"	CASEMENT	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	MASTER BEDROOM
W217C	4'-0"	6'-6"	7'-0"	CASEMENT	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	MASTER BEDROOM
W221A	8'-0"	5'-2"	7'-1"	DOUBLE HUNG	1/1	DBL. PANE	0.25	.40	CLAD WD.	TBD	TBD	TBD	MASTER BATH

**OLD WORKSHEET:**

EXTERIOR DOOR SCHEDULE										
DOOR TAG	SIZE		TYPE	LEAF	FRAME	GLAZING	MANUF.	LOCKSET	LOCATION	WOOD SPEC
	WIDTH	HEIGHT								
D110A	3'-0"	8'-0"	SWING	CLD WOOD	CLD WOOD	TEMPERED	MARVIN	MULTI POINT PER MANUF.	MUDROOM	PINE; PRIMED V
D115A	3'-0"	8'-0"	SWING	CLD WOOD	CLD WOOD	TEMPERED	MARVIN	MULTI POINT PER MANUF.	KITCHEN	PINE; PRIMED V
D116A	5'-0"	8'-0"	DBL SWING	CLD WOOD	CLD WOOD	TEMPERED	MARVIN	MULTI POINT PER MANUF.	BREAKFAST NOOK	PINE; PRIMED V
D114B	12'-0"	8'-0"	MULTI SLIDE	CLD WOOD	CLD WOOD	TEMPERED	NANA WALL	MULTI POINT PER MANUF.	MEDIA	PINE; PRIMED V
D300A	15'-0"	6'-8"	MULTI SLIDE	CLD WOOD	CLD WOOD	TEMPERED	NANA WALL	MULTI POINT PER MANUF.	POOL HOUSE	PINE; PRIMED V
D300B	2'-8"	6'-8"	SWING	CLD WOOD	CLD WOOD	TEMPERED	MARVIN	MULTI POINT PER MANUF.	POOL HOUSE	PINE; PRIMED V
D301A	2'-6"	6'-8"	SWING	CLD WOOD	CLD WOOD	TEMPERED	MARVIN	MULTI POINT PER MANUF.	POOL HOUSE	PINE; PRIMED V



**Certificate Of Appropriateness: Alteration/Addition Worksheet**

(For buildings outside Houston Heights East, West, or South Districts)



**PLANNING & DEVELOPMENT DEPARTMENT**

\* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

**Address:** 1512 South Boulevard

**Lot Size (Total Sq Ft):** 21,784

**General Addition Info:**

**Lot Dimensions (W X L):** 116.75' x 186.5'

Existing stories*	2	Proposed addition stories*	2
Existing max ridge height*	32'-4"	Proposed max ridge height*	26'-6"
Existing max eave height*	20'-8"	Proposed max eave height*	18'

Square Footage/Lot Coverage:	Existing	Proposed/New *do not include existing	= End Result/ Total
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or window</small>	2,770 sf	380 sf	3,150 sf
Detached Garage, Garage Apt or Accessory Building Square Footage	560	610	1,170
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>			
	<b>New Total Lot Coverage* =</b>		4,320 sf

**Setbacks From Property Line:**

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	83.6'	44'-8"	Y
South*	51.9'	51.9'	N
East*	9.9'	9.9'	Y
West*	26.7'	21.0'	N

**Max Width/Depth & Inset:**

	Existing	Proposed/New *do not include existing	= End Result/ Total
<small>*widest building wall corner to corner*</small>			
Max Width*	80.2'	5.7'	85.9'
Max Depth*	51'	38'-6"	89'-6"

Are original corners maintained with an inset on the addition?\*

YES or NO

Please advise inset dimensions for applicable corners.

Do you have flooding issues?  YES  NO

**Foundation:**

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*	1'-2"	0' to 1'-0
Type*	Conc. w/masonry ledger	Conc. w/masonry ledger
Material*	Brick-Clad	Brick-Clad

**Roof:**

	Existing	Proposed/New Addition
Pitch*	12:12	12:12
Style*	Gable/Hip/Flattened Hip	Flattened Hip/Clipped Gable
Material*	Slate	Slate/Paver @flat

**Cladding:**

	Existing	Proposed/New Addition
Primary Siding Material *	Brick	Brick
Primary Siding Width Reveal	n/a	n/a
Skirting Material	Brick	Brick
Soffit Material	Ptd. Wood	Ptd. Wood
Fascia Material	Ptd. Wood	Ptd. Wood

**Porch Details:**

	Existing	Proposed/New Addition
Eave Height	n/a	n/a
Width	n/a	25'
Depth	n/a	12'
Decking Material	n/a	Stone Paver
Pier/Base Material	n/a	Brick
Column Material	n/a	Stone (or precast)
Step Material	n/a	n/a
Railing Height	n/a	n/a
Railing Material	n/a	n/a

Are all windows on the addition inset & recessed?  YES or NO

Please remember to fill out the window worksheet

And review guidelines for drawing submissions

See link for more info: <https://cohweb.houston.tx.gov/HPT/login.aspx>

Form Date: January 4, 2021 3:29 PM