HISTORIC AND DESIGN REVIEW COMMISSION

March 18, 2015

Agenda Item No: 14

HDRC CASE NO:	**2015-080**
ADDRESS:	205 CAMARGO
LEGAL DESCRIPTION:	NCB 717 BLK 2 LOT NW 54.54 FT OF 3
ZONING:	RM4 H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Long Standing Properties
OWNER:	Mark Short
TYPE OF WORK:	Rehabilitation, demolition, addition and tax certification

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Demolish the existing rear addition and rebuild it at 160 square feet on the first level.
2. Repair the foundation, wood siding, wood front door and wood windows of the original structure.
3. Restore the front porch to its original state.
4. Remove the existing chain link fence and replace it with a six (6) foot wood privacy fence.
5. Install a four (4) foot tall cattle panel fence on the south side of the property.
6. Install a crushed granite driveway.
7. Repair the concrete sidewalks and walkways.
8. Structurally improve the existing carport.
9. Construct an upstairs family/living area.
10. Xeriscape the rear of the lot.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)
i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS
i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

B. NEW FENCES AND WALLS
i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS
i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS
i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list

of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE
i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

B. DRIVEWAYS
i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

a. A stop work order was issued at 205 Camargo on February 10, 2015, for various unapproved exterior modifications and the partial demolition of an existing rear addition.
b. This project was reviewed by the Design Review Committee on February 24, 2015. At that meeting, the Committee noted that their main concern was over the height and mass of the proposed second level addition. Committee members noted that at the appropriate height and scale, second level additions may be appropriate. Also, at the meeting, the applicant agreed to many of staff's stipulations noted in the recommendation.
c. This project was reviewed by the Historic and Design Review Commission on March 6, 2015. At that meeting, the HDRC noted the progress that had been made, particularly to the height and scale of the proposed second level addition, however, the HDRC requested that the applicant's construction documents be corrected to reflect the house as it exists, that the applicant reduce the size of the proposed front porch columns, redesign the front porch column layout as well as remove one column. The HDRC also requested that the applicant provide a landscaping plan.
d. This project was reviewed by the Design Review Committee on March 10, 2015. At that meeting updated drawings were presented per staff's recommendation.
e. The applicant has proposed to demolish the existing, non original rear addition and replace it with an addition that will bring the total square footage of the first level of the house to 1,566 square feet, including the original structure. According to the Guidelines for Additions 1.A., residential additions should be sited at the side or rear of the original

structure, should be designed in a manner that is keeping with the historic context of the block, should utilize a similar roof form and should clearly show a transition between the original structure and the addition. The applicant's proposal is consistent with the Guidelines. In regards to height, footprint and relationship in scale to the principal façade of the original structure, the applicant's proposal is subordinate in each aspect and is consistent with the Guidelines for Additions 1.B.

f. The original structure's foundation, siding, wood windows and wood front door are in disrepair. The applicant has proposed to restore each of these items to their original state. This is consistent with the Guidelines for Exterior Maintenance and Alterations 1.B.i in regards to woodwork, 6.A.ii and ii in regards to wood windows and doors and 8.A. in regards to foundation repair. In the event that a wood window is beyond repair, the applicant has proposed to install wood double hung windows. This is consistent with the Guidelines for Exterior Maintenance and Alterations 6.B.iv. The applicant is responsible for coordinating with staff on the replacement of windows that are beyond repair.

g. The original front porch has been partially enclosed. The applicant is proposing to restore the front porch to its original state by removing the exiting vinyl siding and enclosure and to replace the existing, non original wrought iron columns with square wood columns. The applicant's proposal to restore the existing porch to its original state is consistent with the Guidelines for Exterior Maintenance and Alterations 7.B.

h. The applicant is proposing to remove the existing chain link fence on the east and north sides of the lot and replace with a six (6) foot wood privacy fence. On the south side of the lot, the applicant is proposing to install a four (4) foot tall cattle panel fence to be consistent with the placement of other front yard fences. This is consistent with the Guidelines for Site Elements 2. B.

i. The applicant is proposing to install a crushed granite driveway in the location of the existing driveway, which is gravel. The applicant is also proposing to restore the concrete sidewalks and walkways. This is consistent with the Guidelines for Site Elements 5.A. and B.

j. The applicant has proposed to replace the existing standing seam metal roof with a new standing seam metal roof. This is consistent with the Guidelines. According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi.

k. The applicant has proposed to structurally improve the existing carport. The carport will remain as framed (metal channel) with a standing seam metal roof. While this would be an improvement to an existing feature, staff recommend that the applicant provide more information on the structural improvements.

l. Homes found along Camargo and throughout Lavaca are of different sizes and architectural styles. Many feature ground level additions. The applicant has proposed to add a second level addition of a family and living room to the house at 205 Camargo. According to the Guidelines for Additions, additions should be sited in a way which minimizes visual impact, is in keeping with the historic context of the block, is subordinate to the principal façade and have a height that is generally consistent with the existing structure. The applicant has submitted revised drawings that present the second level addition in a manner that staff finds is appropriate. This is consistent with the Guidelines.

m. The applicant has proposed to Xeriscape portions of the rear of the lot, but has not provided a site plan showing these proposed alterations. Staff recommends that the applicant refer to the Guidelines for Site Elements 3 in regards to landscape design.

RECOMMENDATION:

1. Staff recommends approval of request items #1 through #9 based on findings e through j and l with the following Stipulations:
    i. That the applicant submits more information to staff and a detail of the columns proposed for the front porch.
    ii. That the privacy fence height exceed no more than four (4) feet once it approaches the south side of the lot at the front window on the east façade.
    iii. That the applicant maintain a standing seam metal roof throughout the property.
    iv. That all siding be wood or Hardie Board with a smooth finish.
    v. That the applicant provide information regarding the structural improvements of the existing metal framed carport.
2. Staff does not recommend request item #10 based on findings k and m.

CASE COMMENTS:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514

CASE MANAGER:

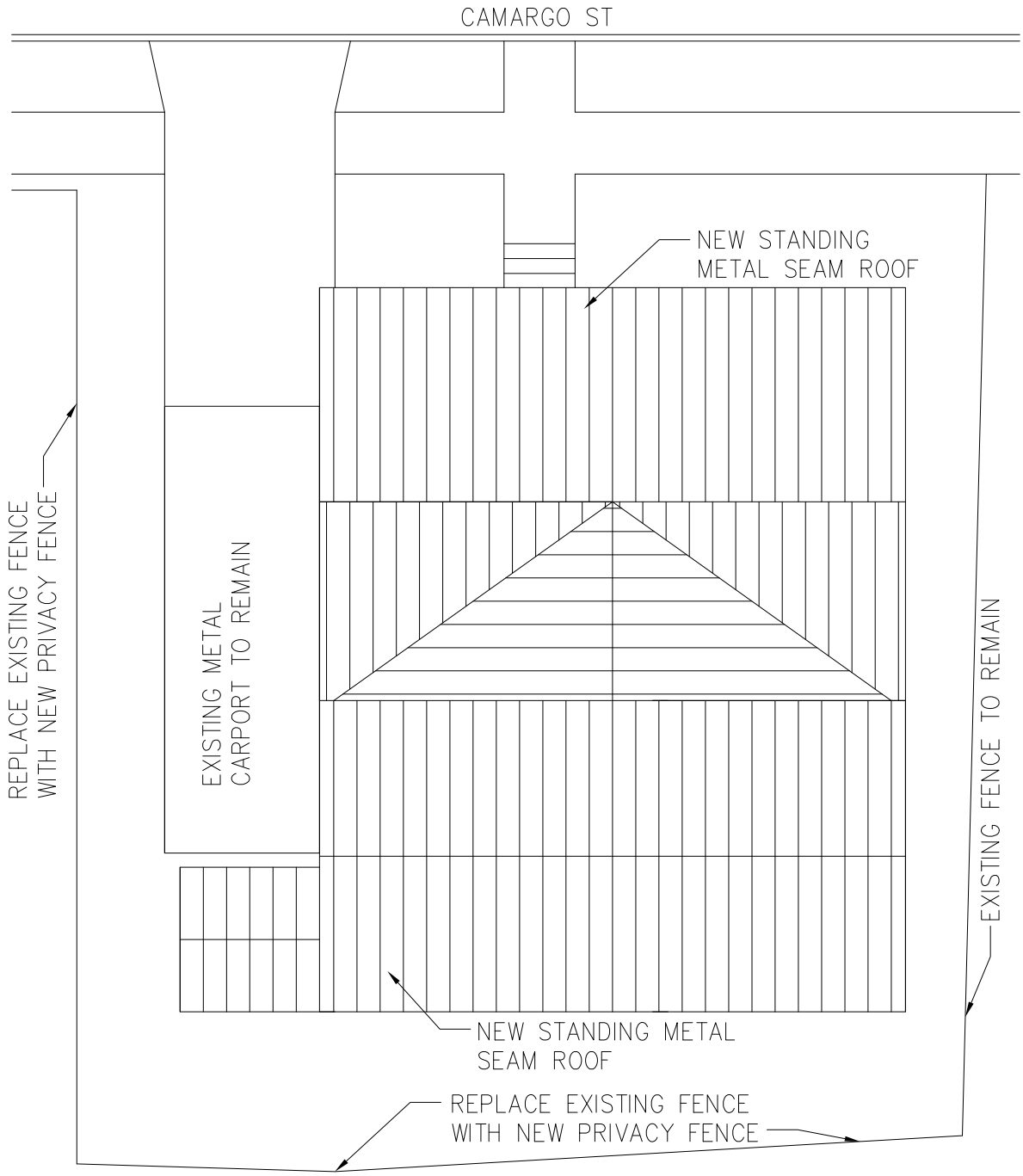
Edward Hall

N

Flex Viewer

Powered by ArcGIS Server

Printed:Mar 10, 2015



SITE PLAN-NEW

PLAN NORTH

NOT FOR CONSTRUCTION

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INTERM REVIEW DOCUMENTS

205 CAMARGO
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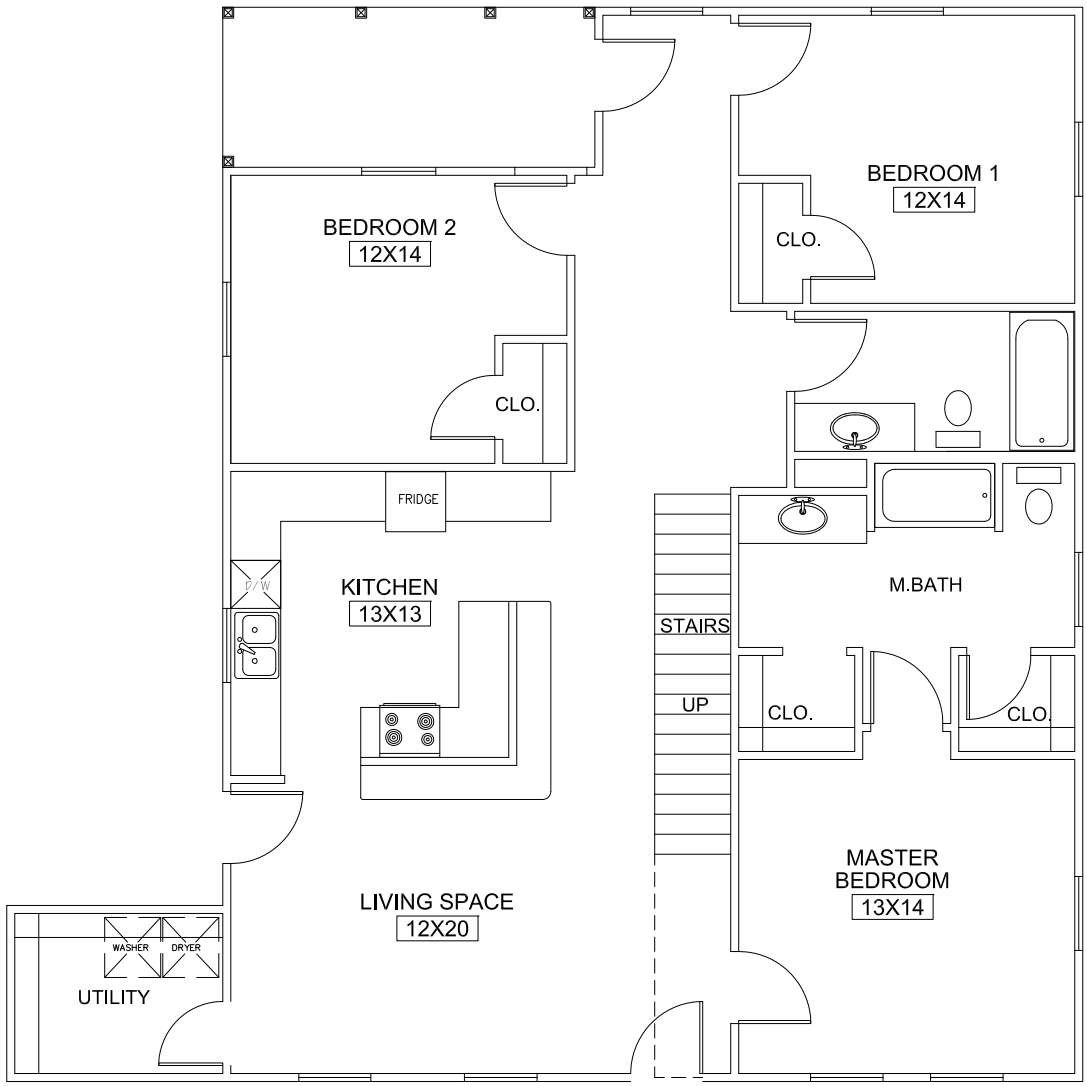
02.13.15 SCHEMATIC

A-2



NEW CONSTRUCTION
FIRST FLOOR

NOT FOR CONSTRUCTION

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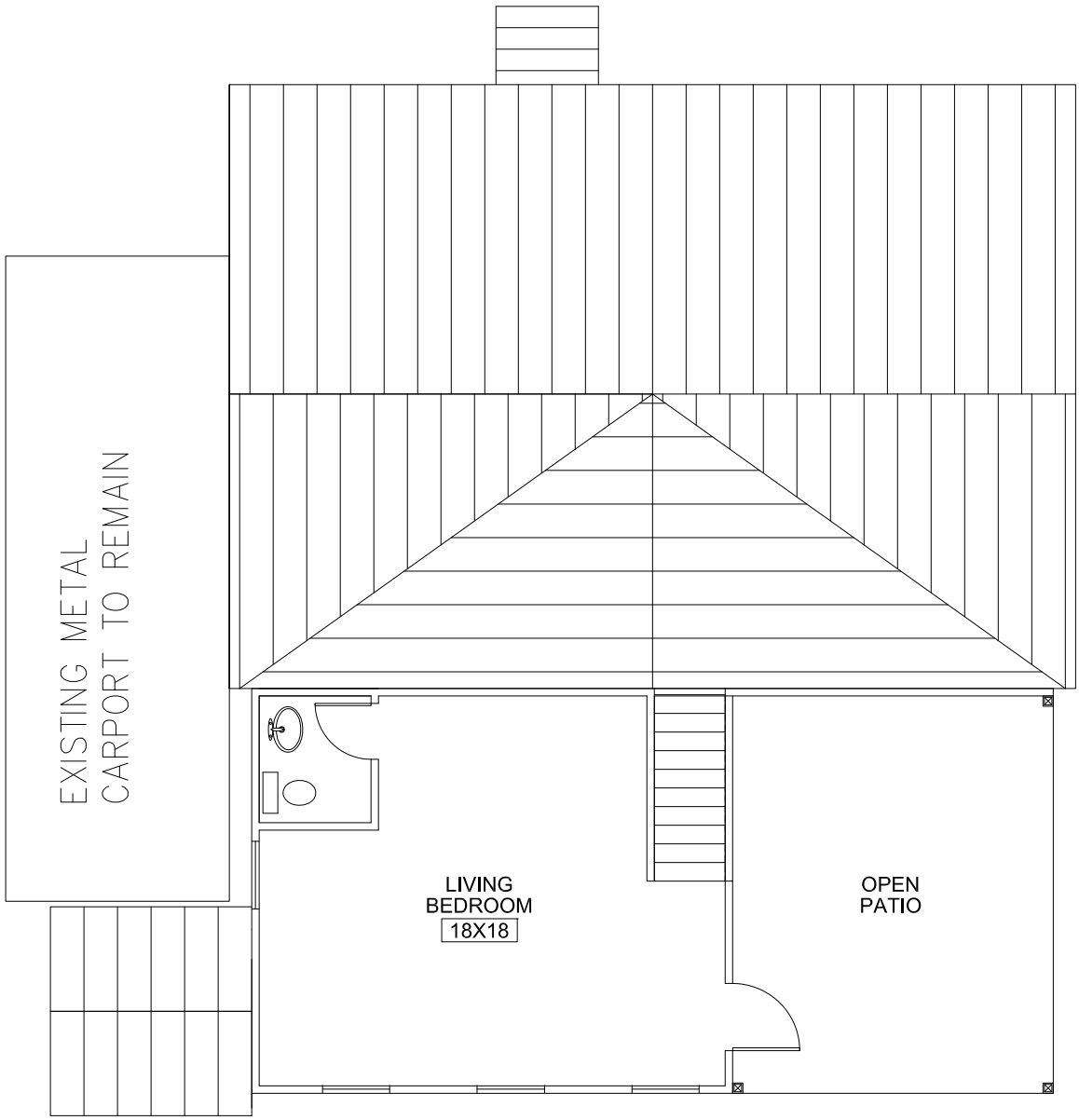
02.13.15 SCHEMATIC

A-4



NEW CONSTRUCTION
SECOND FLOOR

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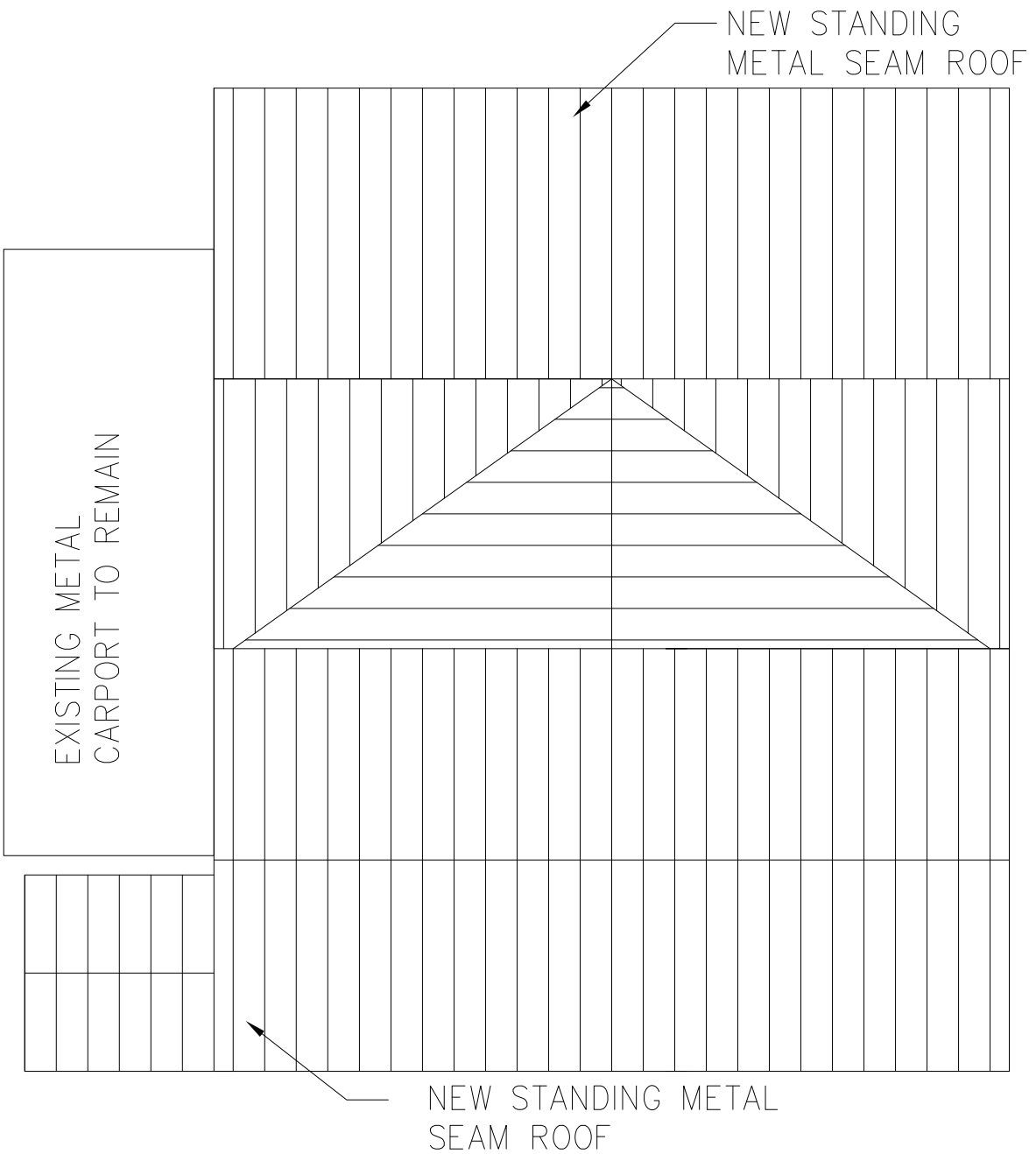
02.13.15 SCHEMATIC

A-5



ROOF PLAN

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SOUTH ELEVATION - ALTERNATE

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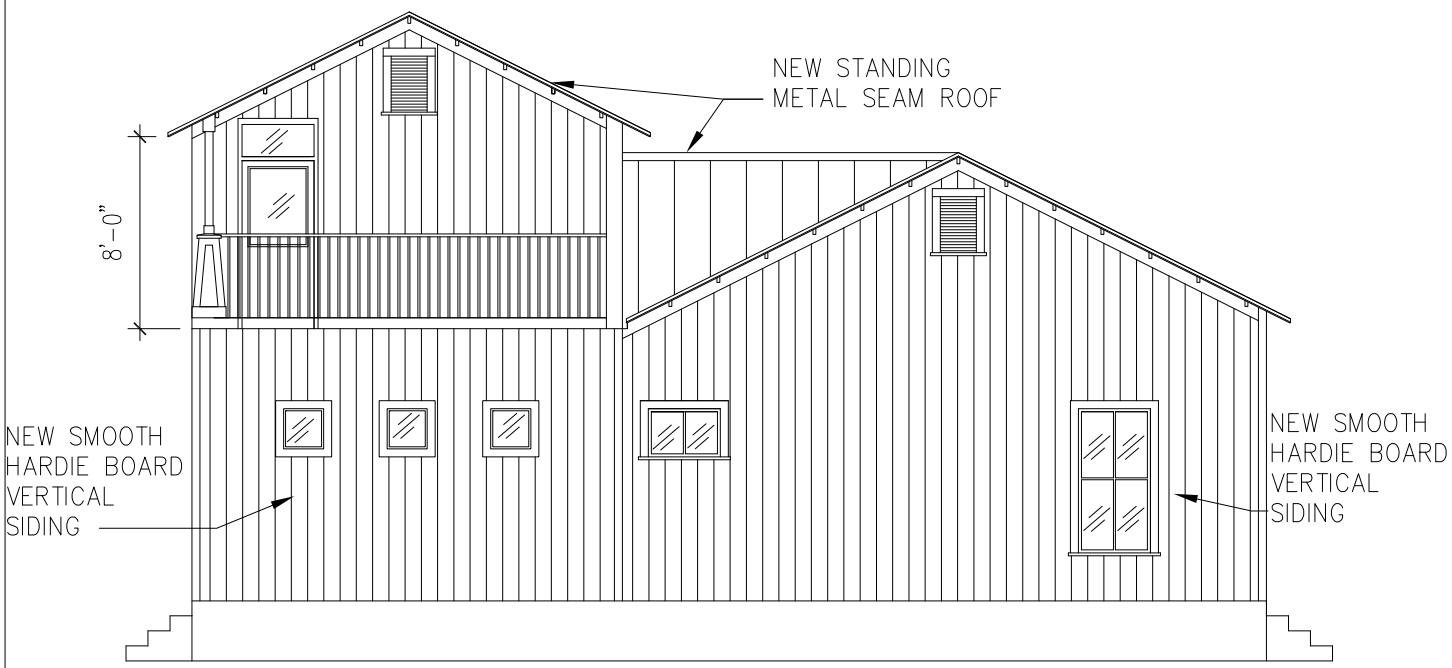

WEST ELEVATION - ALTERNATE

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02.13.15 SCHEMATIC

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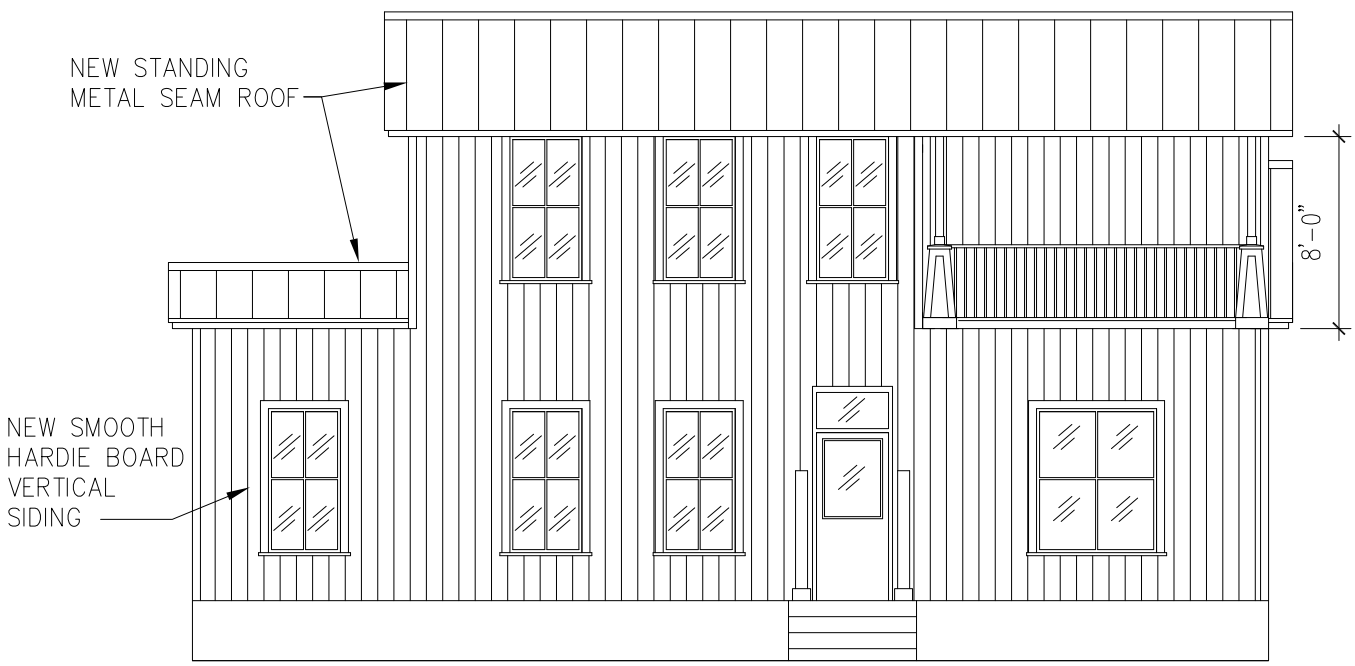

NORTH ELEVATION - ALTERNATE

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INTERM REVIEW
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02.13.15 SCHEMATIC

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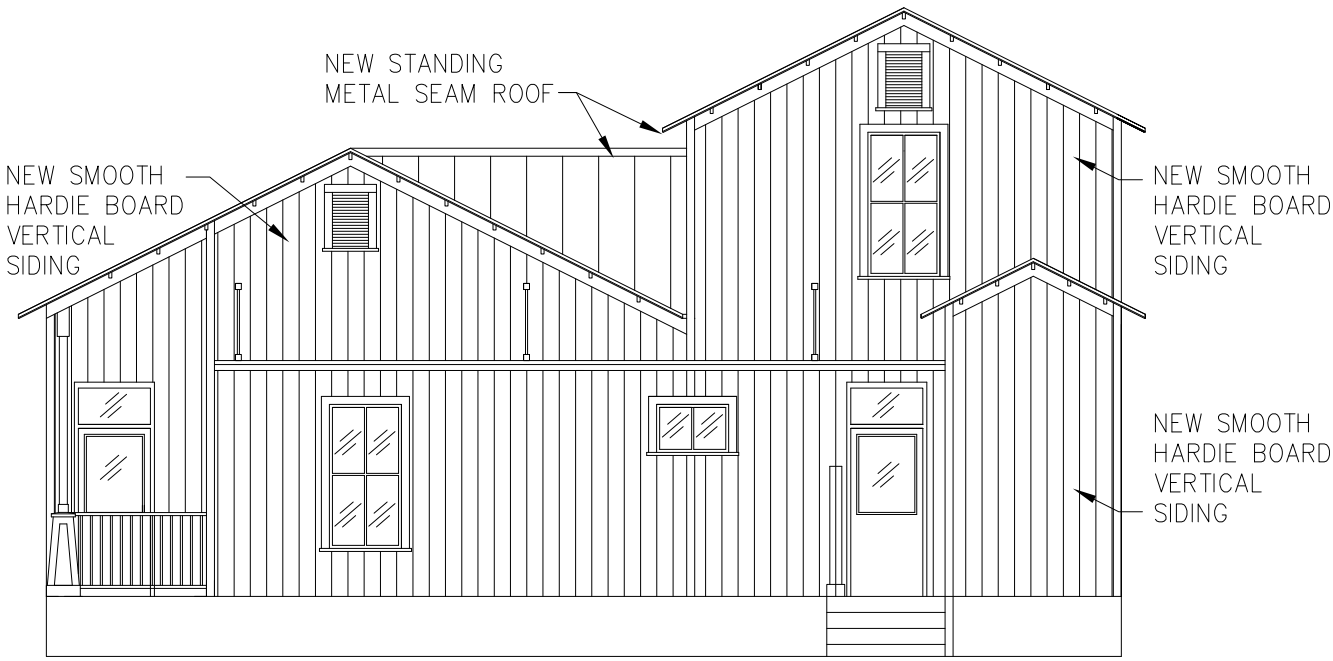

EAST ELEVATION - ALTERNATE

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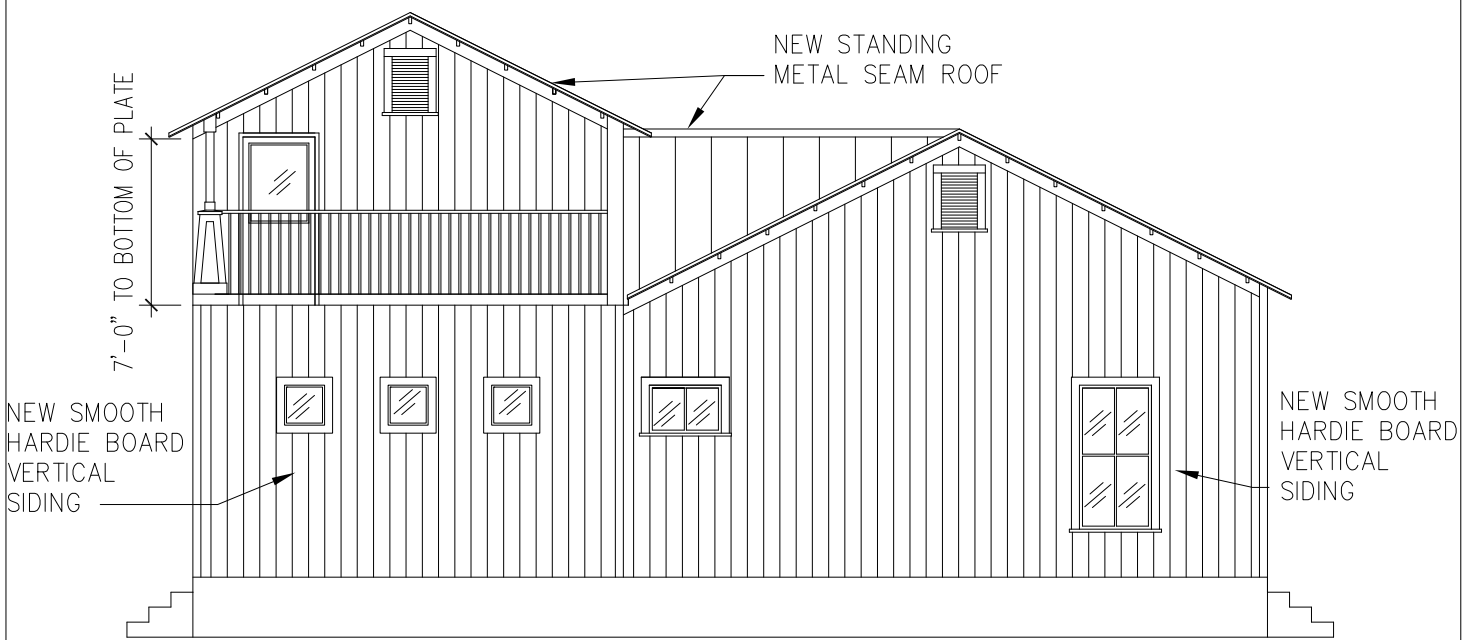

WEST ELEVATION - ALTERNATE

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02.13.15 SCHEMATIC

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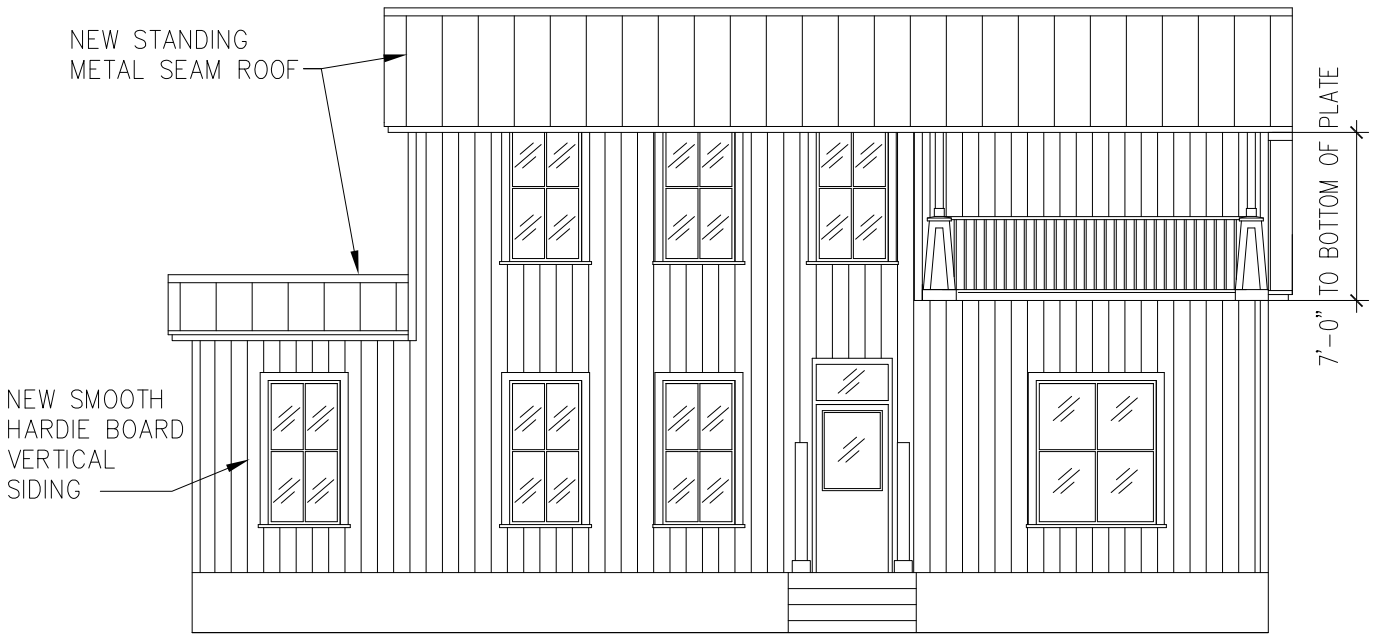

NORTH ELEVATION - ALTERNATE

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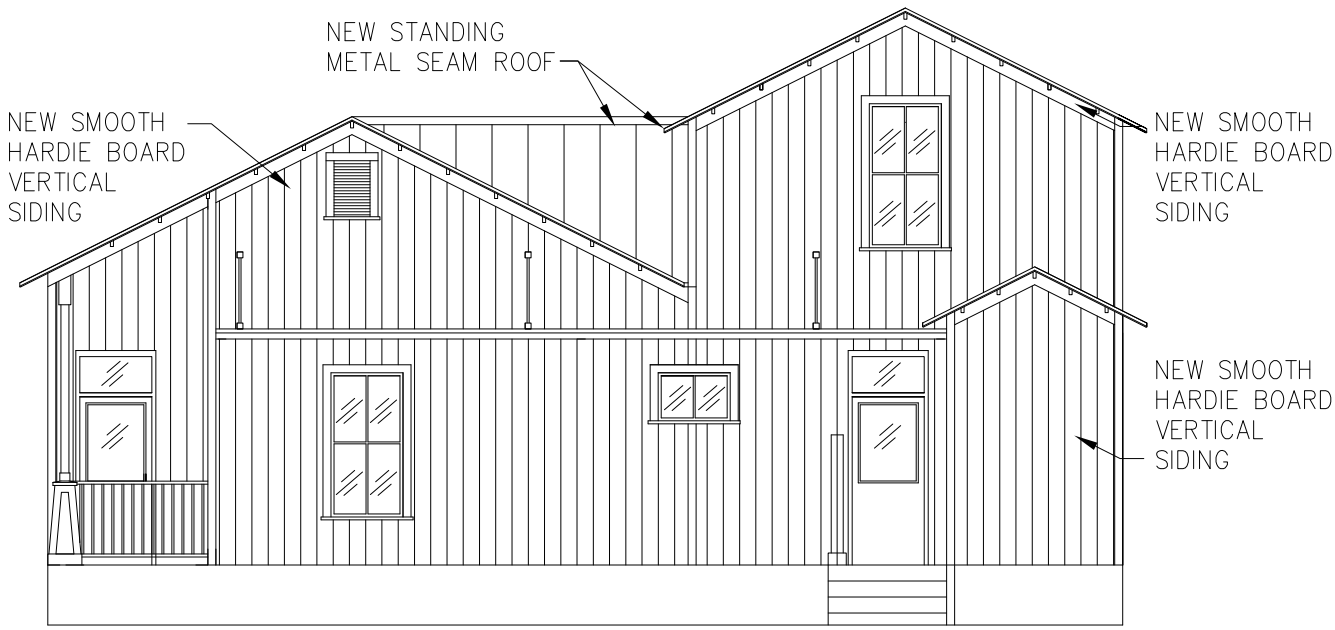
02.13.15 SCHEMATIC

A-22



EAST ELEVATION - ALTERNATE

205 CAMARGO ST. 78210
DAVID MONTELONGO
210.683.8917
DAVID.DIRECT@YAHOO.COM

NOT FOR CONSTRUCTION

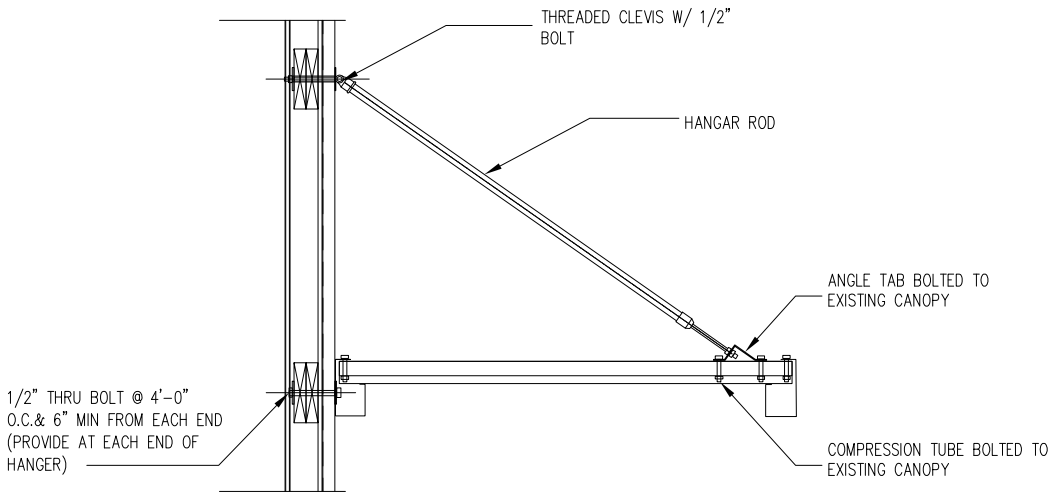
INTERM REVIEW DOCUMENTS	205 CAMARGO SAN ANTONIO, TX 78210	THE DESIGN DOCUMENTS DEPICTED HEREIN ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. 02.13.15 SCHEMATIC	A-23

SOUTH ELEVATION - ALTERNATE

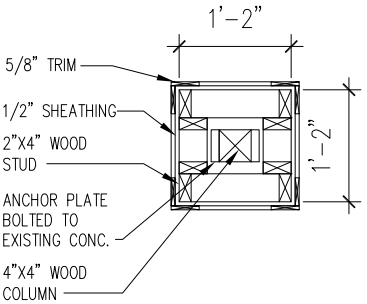
205 CAMARGO ST. 78210
DAVID MONTELONGO
210.683.8917
DAVID.DIRECT@YAHOO.COM

NOT FOR CONSTRUCTION

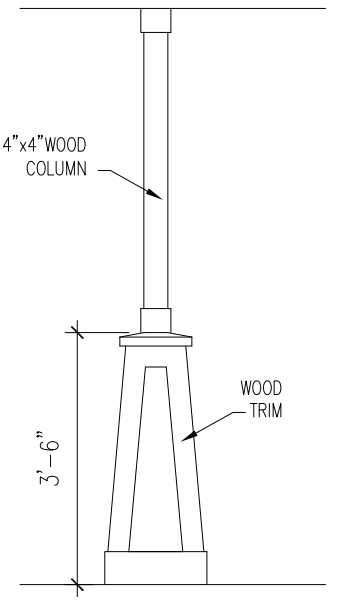
INTERM REVIEW DOCUMENTS	205 CAMARGO SAN ANTONIO, TX 78210	THE DESIGN DOCUMENTS DEPICTED HEREIN ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. 02.13.15 SCHEMATIC	A-20



CANOPY DETAIL-REF TO STRUCT



COLUMN DETAIL - BASE



COLUMN DETAIL - ELEVATION

NOT FOR CONSTRUCTION

205 CAMARGO ST. 78210
DAVID MONTELONGO
210.683.8917
DAVID.DIRECT@YAHOO.COM

INTERM REVIEW DOCUMENTS

205 CAMARGO
SAN ANTONIO,
TX 78210

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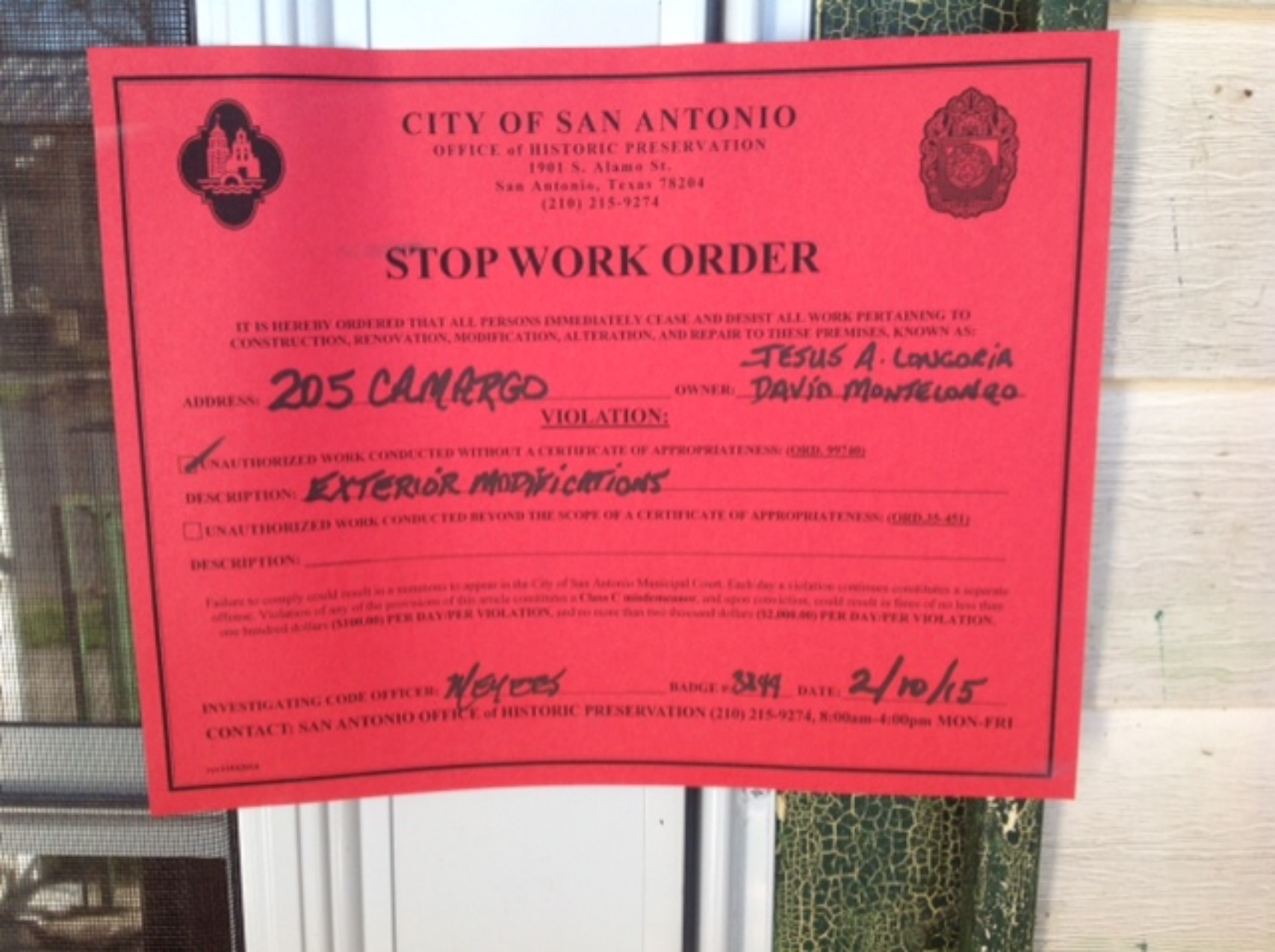
02.13.15 SCHEMATIC

A-24


BECK
658-6321
3126
210.569.0669


205


CUSTOM RENOVATIONS
KITCHENS • BATHS • ROOM ADDITIONS
210.569.0669
SWMD
SOLID WASTE MANAGEMENT
209



CITY OF SAN ANTONIO

OFFICE of HISTORIC PRESERVATION
1901 S. Alamo St.
San Antonio, Texas 78204
(210) 215-9274

STOP WORK ORDER

IT IS HEREBY ORDERED THAT ALL PERSONS IMMEDIATELY CEASE AND DESIST ALL WORK PERTAINING TO CONSTRUCTION, RENOVATION, MODIFICATION, ALTERATION, AND REPAIR TO THESE PREMISES, KNOWN AS:

ADDRESS: 205 CAMARGO OWNER: JESUS A. LONGORIA DAVID MONTELONGO

VIOLATION:

☑ UNAUTHORIZED WORK CONDUCTED WITHOUT A CERTIFICATE OF APPROPRIATENESS: (ORD. 99740)

DESCRIPTION: EXTERIOR MODIFICATIONS

☐ UNAUTHORIZED WORK CONDUCTED BEYOND THE SCOPE OF A CERTIFICATE OF APPROPRIATENESS: (ORD.35-451)

DESCRIPTION: _____

Failure to comply could result in a summons to appear in the City of San Antonio Municipal Court. Each day a violation continues constitutes a separate offense. Violations of any of the provisions of this article constitute a **Class C misdemeanor**, and upon conviction, could result in fines of no less than one hundred dollars **($100.00) PER DAY/PER VIOLATION**, and no more than two thousand dollars **($2,000.00) PER DAY/PER VIOLATION**.

INVESTIGATING CODE OFFICER: M REYES BADGE #: 3299 DATE: 2/10/15

CONTACT: SAN ANTONIO OFFICE of HISTORIC PRESERVATION (210) 215-9274, 8:00am–4:00pm MON-FRI