



Adopted: 3/4/20

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ARCHITECTURAL REVIEW
CITY OF FAIRFAX
CITY HALL, FAIRFAX, VIRGINIA
January 15, 2020**

Members Present: Chair Ryan Horner, Vice Chair Marie Cox, Paul Cunningham, Jagdish Pathela, Robert Kalmin, Robert Beaty, James Schroeder

Member(s) Absent: None

Staff Present: Tommy Scibilia, Planner; Supriya Chewle, Planner

Meeting called to order at 7:04 p.m.

1. Discussion of Agenda

MR. CUNNINGHAM MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. PATELA, WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 7-0.

2. Presentations by the public on any item not calling for a public hearing

None.

3. Consideration of the meeting minutes of November 20, 2019

MR. SCHROEDER MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MR. KALMIN, WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 7-0.

4. Consideration of the request of Aaron McDade, representative of applicant City of Fairfax Economic Development Authority, for an amendment to the approved site improvements and architecture of a one-story restaurant on a property located at 3936 Old Lee Highway, case number BAR-19-00906.

Mr. Scibilia presented the staff report, which has been incorporated into the record by reference.

Board, staff, and applicant comments

Mr. Pathela asked if the modifications made were in response to Building Code requirements.

Mr. Scibilia confirmed and explained that having a second story on the deck would require the building to be sprinkled, and the additional seats would have necessitated additional restrooms.

Mr. Horner stated that he believed the removal of the previously approved landscaping from the southeast corner of the building would have a negative impact on the aesthetics because having a canopy tree in this location helped to frame the east façade.

Mr. McDade explained that the threshold for additional restrooms was 150 seats, and so the revised proposal contains fewer than 150 seats.

Mr. Cunningham asked whether the gravel area to the south of the building would continue to be used for parking by people working in the Draper House.

Mr. Scibilia explained that the easement allowing this would no longer be in effect once construction started and that the Draper House would be deeded parking spots in the parking lot across the street to the south at the corner of Main Street and East Street.

Mr. Cunningham asked if the apron would be removed from Old Lee Highway.

Mr. McDade stated that the intention was to leave the apron, although it would not be used. He stated that he would have the project engineer explore removing it.

Mr. Beaty asked if there was something architectural that could be done to the southeast corner of the building to add visual interest since the landscaping that was approved is no longer part of the design. He added that the building would look warehouse-like which was a problem because it will become the de facto entrance to Old Town.

Mr. Kalmin suggested adding a false railing above the suspended awnings on the south and east elevations and wrapping the corner to add visual interest.

Mr. Cunningham asked if there would be signage installed on the east façade.

Mr. McDade confirmed.

Mr. Pathela stated that signage would help add articulation.

Mr. Horner stated that he believed the design of the windows, their layout, and their construction as previously approved would add sufficient visual interest to the east façade.

Ms. Cox pointed out that in the renderings attached to the materials that were approved by the BAR on June 19, 2019, there is no landscaping shown at the southeast corner of the building, even though the landscape plan showed it.

Ms. Cox asked what was to become of the gravel lot since it will no longer be used for vehicular access or parking.

Mr. McDade stated that this area is reserved for future green space.

Mr. Kalmin stated that he thought the concept was overall well-developed.

Mr. Horner asked why the outdoor deck had been narrowed in width.

Mr. McDade stated that the deck was narrowed due to an easement along the alley. He explained that with the removal of the upper deck there would be a net loss of approximately 10 seats.

Mr. Horner observed that the changes to the area on the north side of the building were relatively significant. He observed that the approach to the north entrance from the east would be narrow and hallway-like compared to the previously approved condition with a stairway directly in front of the entrance. He suggested either realigning the pickets of the railing to line up with architectural elements of the north façade, or bumping out the portion of the patio in front of the entrance a few feet to give it prominence and to provide more outdoor waiting room.

Mr. Andrew Wilson, consultant working alongside the applicant, explained that the edge of the patio was on the north property line and could therefore not be bumped out further.

Mr. Pathela asked for clarification on the line work on the plans at the rounded corner between the north patio and the covered deck.

Mr. Horner speculated that it was just a graphical leftover from the drawing software, and not meant to represent steps or a change in elevation.

Mr. Pathela asked whether the intention was that guests could enter the restaurant from the deck.

Mr. McDade stated that the expectation is that guests will enter through the north or east entrances and be led by hosts out to the deck. He stated that the curved corner from the deck to the patio would be used primarily by guests sitting outside to exit.

Public comments

None.

MR. HORNER MADE A MOTION TO APPROVE THE REQUEST OF AARON MCDADE, REPRESENTATIVE OF APPLICANT CITY OF FAIRFAX ECONOMIC DEVELOPMENT AUTHORITY, FOR AN AMENDMENT TO THE APPROVED SITE IMPROVEMENTS AND ARCHITECTURE OF A ONE-STORY RESTAURANT ON A PROPERTY LOCATED AT 3936 OLD LEE HIGHWAY, CASE NUMBER BAR-19-00906, WITH THE FOLLOWING CONDITIONS:

1. The vertical supports of the railing at the entrance shall be reoriented to align with the building's architectural elements.
2. The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as

further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

SECONDED BY MS. COX.

Discussion of the motion

Mr. Cunningham expressed his disappointment in the review process, stating that there was a lack of coordination between involved parties and reviewers, leading to an approved certificate of appropriateness becoming essentially null and void. He stated that lack of communication led to a very well-attended public hearing following the original approval of the project because interested parties were not informed. He stated that this years-long process has been embarrassing for the City as the applicant.

Mr. Horner stated that it is common for projects to be modified in response to zoning and code compliance issues uncovered at the time of review of technical site and building plan drawings. He stated that it is not in applicants' best interest to have engineering-level plans prepared at earlier review stages as it is an enormous cost. He added that in these instances it should be up to staff to push applicants to conform as closely as possible to the original approvals. He stated that in this application, he is satisfied that the main design elements have not been modified.

Mr. Horner called for a voice vote.

THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE, 7-0.

Mr. Horner recused himself from the meeting at 7:49 p.m. to attend to a family emergency.

- 5. Consideration of the request** of Chris Howell, representative of applicant Wawa, Inc, for exterior building modifications and site improvements on a property located at 10521 Fairfax Boulevard, case number BAR-19-00913.

Mr. Scibilia presented the staff report, which has been incorporated into the record by reference.

Board, staff, and applicant comments

Mr. Pathela asked why the applicant was proposing bike racks, and whether this had anything to do with services Wawa would be offering at this location.

Mr. Scibilia explained that this is something the City encourages be installed with all new development, not something specific to Wawa.

Mr. Pathela asked for clarification on what was being proposed for the window recesses and the diamond-shaped EIFS accents.

Mr. Scibilia explained that the spandrel glass in the window recesses would be removed and replaced with faux wood siding, and that the beige EIFS accents would be painted a color to match the brick in order to hide this design element that may have been specific to Rite Aid's branding.

Mr. Pathela asked whether new rooftop mechanical equipment was proposed and whether it would be screened from view.

Mr. Scibilia stated that that information was not provided with application materials but that one of the recommended conditions of approval would require all new rooftop equipment to be adequately screened by existing parapets.

Mr. Cunningham asked if the location of the vehicular entrance from Fairfax Boulevard was proposed to be changed.

Mr. Scibilia stated that the entrance would remain in the same location.

Mr. Schroeder asked if there were any changes proposed to the landscaping onsite, which is relatively sparse.

Mr. Beaty added that he thought the landscaping on the east side of the property was especially bare.

Mr. Scibilia stated that the applicant had not proposed any changes to the landscaping. Staff explained that the storm water improvements project performed by the City's Department of Public Works in the right-of-way in the Northfax area resulted in modifications to the subject property, including the removal of a lot of existing landscaping. Staff stated that right-of-way projects are exempt from the requirements of the Zoning Ordinance, and can effectively create legally non-conforming onsite conditions.

Mr. Kalmin stated that this was a welcome project because this site is in need of a cleanup and additional enhancements.

Mr. Howell addressed the Board and explained that new rooftop mechanical equipment would be situated such that it would be fully screened by existing parapets.

Mr. Howell explained that the proposed modifications to the site inside the entrance off of Fairfax Boulevard would be to allow delivery trucks to access the site.

Mr. Howell stated that the applicant was amenable to adding landscaping to the green spaces on the property, but that they would need to look into the location of easements to determine what plant materials could be used in different locations onsite.

Mr. Howell stated that Wawa was committed to making the site look like a new build, which would entail site and building repairs, cleaning, and landscape enhancements where possible.

Mr. Beaty asked if there was any intent to install fuel pumps onsite in the future.

Mr. Howell stated that the site is not large enough to accommodate such a use.

Mr. Pathela asked how many electric vehicle charging stations would be installed.

Mr. Howell stated that the applicant is still in discussions with an electric vehicle charging station vendor, and so their inclusion is not yet confirmed, but if installed there would likely be four to six stations.

Mr. Pathela stated that he welcomed the proposed changes to the site and building because it currently does not look good.

Mr. Cunningham asked if there were any additional Wawas proposed in the City aside from the one recently approved by City Council at 9700 Fairfax Boulevard and this location.

Colleen Brogan-McTiernan of Wawa, Inc, representative of the applicant, stated that there were no other locations proposed in the City at this time. She stated that reuse of existing buildings for Wawa convenience stores is a new concept being tested in a select few locations, including the City of Fairfax, the Town of Vienna, Alexandria, and Richmond. She stated that the footprint of former pharmacy buildings is often too large for Wawa's merchandising needs, and so in this location 3000 square feet of the interior space will be walled off and not used for anything in the immediate future, including storage.

Mr. Cunningham asked if there were plans to have outdoor displays of merchandise.

Ms. Brogan-McTiernan stated that there was no intention to have outdoor displays.

Mr. Schroeder stated that if landscape improvements are made, it is important to explore how the landscaping fits into the neighborhood. He added that he believed the project would be an overall improvement to the site and the building.

Mr. Kalmin stated that he was surprised when he saw the application for a Wawa without fuel pumps. He stated that he believed Wawa is a good business and that he is excited to see it in this location, but that more than just a simple cleanup of the site is needed to enhance its appearance.

Ms. Brogan-McTiernan stated that Wawa is committed to adding landscaping where possible but at this time were not ready to present a landscape improvements plan.

Ms. Cox asked for clarification on the inclusion of air pumps and the reasoning for the use of concrete at the parking areas where the pumps were proposed.

Mr. Howell explained that air pumps are standard fixtures at all Wawa locations, and that the concrete is a standard site design specification due to the longer anticipated vehicle idling times in these spaces.

Ms. Cox stated that she voted against the Wawa recently approved at 9700 Fairfax Boulevard, but believed this proposal was a good reuse of a property that will bring commercial activity to the City.

Public comments

None.

Ms. Cox called for a motion.

MR. PATHELA MADE A MOTION TO APPROVE THE REQUEST OF CHRIS HOWELL, REPRESENTATIVE OF APPLICANT WAWA, INC, FOR EXTERIOR BUILDING MODIFICATIONS AND SITE IMPROVEMENTS ON A PROPERTY LOCATED AT 10521 FAIRFAX BOULEVARD, CASE NUMBER BAR-19-00913, WITH THE FOLLOWING CONDITIONS:

1. The brick of the building and split-face CMU of the retaining wall and dumpster enclosure shall be cleaned to remove staining and buildup.
2. The applicant shall field match the material of the proposed dumpster enclosure wall with the existing retaining wall after it has been cleaned, and provide photo documentation of the field match to planning staff.
3. The railing at the top of the retaining wall shall be repainted black.
4. The EIFS cornice shall be repaired as needed and repainted the existing color.
5. Wall-mounted appurtenances such as scuppers and vents shall be painted to match the adjacent wall surface.
6. New roof-mounted mechanical equipment shall be installed so that it is fully screened from view in the right-of-way by existing parapet walls.
7. Landscaping shall be added.
8. The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

SECONDED BY MR. KALMIN.

Discussion of the motion

MS. COX PROPOSED A FRIENDLY AMENDMENT TO CONDITION 7 TO READ AS FOLLOWS:

7. Landscaping shall be added to the site following review and approval by staff.

MR. PATHELA AND MR. KALMIN AGREED TO THE FRIENDLY AMENDMENT.

Ms. Cox called for a voice vote.

THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE, 7-0.

6. **Work session** with John L. McBride, representative of applicant Gordon Riddle, for a new car dealership center and site improvements at a property located at 10570 Fairfax Boulevard, case number BAR-19-00788.

Mr. Scibilia presented the staff report, which has been incorporated into the record by reference.

Board, staff, and applicant comments

Mr. Pathela asked if the proposed building would be consistent with Mazda renovations throughout the country.

Mr. Scibilia stated that he believed so.

Mr. Pathela stated that he believed the proposal was a big improvement over what exists onsite currently.

Mr. Cunningham asked if there were any plans to preserve, study, or memorialize the remnants of the electric rail line bridge in the northeastern corner of the site.

Mr. Scibilia stated that it had not been mentioned but that he could discuss with historic resources staff.

Mr. Cunningham made the following comments:

- The functionality of the proposed site layout would be very good.
- The planned extension of Farr Avenue and Orchard Street will be an excellent undertaking to create a street network within Northfax.
- The proposed piping of the stream as part of the neighboring Napolitano project would allow for more efficient and environmentally sound redevelopment in Northfax.
- The integration of a parking structure will improve the efficiency of the use of the property.
- The proposed contemporary architectural style and materiality will be appealing to younger customers, who are drawn to Mazda's affordable and reliable products.

Mr. Kalmin asked for clarification on the land use requests accompanying this proposal.

Mr. Scibilia explained that the applicant will need to acquire a special use permit for vehicle service, currently a non-conforming use on the site, as well as special exceptions, although those have not yet been finalized.

Ms. Cox asked for clarification on the interim plans presented.

Mr. Scibilia explained that one of the interim plans was for the condition between development of the site and extension of Farr Avenue by the City, and the other plan was for the condition where development of this property precedes piping of the stream as part of the neighboring Napolitano project.

Mr. Russ Forno of Odin Feldman Pittleman PC, representative of the applicant, addressed the Board and introduced other team members who were in attendance:

- Trey Rodgers, general manager of Brown's Fairfax Mazda
- Lori Hall of Penney Design Group, architect
- Daniel Pietropaoli of Walter L Phillips, civil engineer
- Ben Schitter of Walter L Phillips, arborist

Mr. Forno stated that he appreciated the Board taking the time to review the work session submission and provide feedback at this early stage. He added that as the plan is further developed, the interim conditions will be more ironed-out.

Mr. Rodgers addressed the Board, giving a brief presentation making the following comments:

- Brown's Fairfax Mazda has outgrown their current facility.
- Brown's Fairfax Mazda is the largest Mazda dealer in the Washington metropolitan area in terms of sales, service, and customer satisfaction.
- Mazda's "Retail Evolution" is the design concept proposed with this application.
- Dealerships are given funding from Mazda corporate to make the renovations, using materials and designs specified by Mazda.
- Of the approximately 600 Mazda dealers in the country, 200 have undergone the renovations and 200 more are under contract.

Mr. Cunningham asked whether the westernmost curb cut on Fairfax Boulevard would be eliminated when Farr Avenue is extended through the site.

Mr. Rodgers stated that this curb cut would remain as it is the only left-in access for those traveling eastbound on Fairfax Boulevard.

Ms. Hall showed the BAR a concept drawing that demonstrated the full extent of the Farr Avenue extension with early drawings of the neighboring portion of the Napolitano development to the north of the site.

Ms. Hall stated that the applicant was amenable to staff's initial list of design recommendations including varying the roofline of the showroom and introducing masonry into the design.

Mr. Pietropaoli stated that the proposed site design would increase pervious surfaces by one-half acre.

Mr. Beaty stated that he believed the proposed development will be a huge improvement over the existing condition, and wished that the neighbors to the west would follow suit.

Mr. Beaty asked how similar to the existing footprint the proposed footprint is.

Mr. Pietropaoli and Ms. Hall explained that the proposed footprint would be less sprawling in the east to west direction, and demonstrated the approximate location of the Farr Avenue extension by marking an aerial photograph.

Mr. Beaty asked what the extent of paving would be onsite.

Mr. Pietropaoli demonstrated that portions of the northeastern corner of the site would be pervious.

Mr. Beaty asked about operations of the dealership during construction.

Mr. Rodgers explained that most of the operations would be limited to the west portion of the site out of the used vehicles sales building which is proposed to remain. The garages in the western portion of the existing main building would remain for vehicle service. In the interim, Brown's would use an offsite vehicle storage lot for their vehicles. He stated that currently, they are one of the only if not the only car dealership in the City that does not have satellite vehicle storage lots.

Mr. Pathela asked whether the existing trees along Fairfax Boulevard would be retained or salvaged.

Mr. Schitter stated that it was unlikely because their location is where the sidewalk is proposed, and the difficulty of uprooting and sustaining such large trees during construction would make salvaging extremely difficult. He pointed out that the number of new trees onsite would be far greater than the number of existing trees.

Mr. Pathela asked how many parking spaces exist onsite currently and how many were proposed.

Mr. Rodgers stated that in the existing condition the site can hold about 400 total vehicles, and that the proposed condition would accommodate 197 surface parking spaces and 200-300 structured parking spaces.

Mr. Pathela asked if the proposed metal panel façade material would be insulated.

Ms. Hall stated that the panel would not be insulated, but would act as a rain screen. Insulation would be within the wall cavities behind the panel.

Mr. Pathela asked if the operations onsite would change after this redevelopment.

Mr. Rodgers stated that the same sales and vehicle service activities would continue.

Mr. Cunningham asked if the proposed neighboring structure to the north as part of the Napolitano redevelopment project would contain residential units overlooking the proposed Brown's parking structure.

Mr. Rodgers stated that he was unsure.

Mr. Cunningham observed that the topography slopes down to the north away from Fairfax Boulevard, which would help reduce the visual scale of the garage.

Mr. Cunningham suggested that although the north side of the parking structure would likely not be visible from the right-of-way, consideration be given to incorporating a mural here, in the event that neighboring uses include residential units overlooking the structure.

Mr. Rodgers stated that planning staff had made a recommendation to explore incorporating public art into the design of the parking structure as part of their preliminary comments, and that the applicant was exploring this.

Mr. Cunningham suggested the applicant provide sight line renderings of the east elevation with neighboring structures blocked into the foreground to show what would be visible from the right-of-way.

Ms. Hall stated that planning staff had made the same recommendation in their preliminary comments and that the applicant would develop perspective renderings for future submissions.

Mr. Schroeder stated that he believed the proposal was successful overall in its orientation and massing. He stated that he agreed with preliminary staff comments that higher-quality masonry products need to be used on the new building.

Mr. Schroeder asked for clarification on cars in the display windows appearing to be elevated on a second level in the prototype images contained in the submission materials.

Ms. Hall explained that there would be electric lifts inside the showroom to allow cars to be raised for display purposes.

Mr. Schroeder stated that the parking structure would be quite massive and so the introduction of quality materials here is important. He added that it was also important to consider the views from Fairfax Boulevard to the main entrance and approach to the showroom.

Mr. Kalmin stated that he thought the proposed site plan was commendable, and that he appreciated that the whole design team had attended the meeting to answer questions.

Mr. Kalmin asked how utilities and storm water would be coordinated.

Mr. Pietropaoli explained that storm water treatment facilities onsite would treat all runoff from the property.

Ms. Cox echoed comments made by staff and other Board members that higher-quality materials need to be incorporated into the design of the new building. She recommended the applicant look at the two EZ Storage facilities in the City on Draper Drive and Pickett Road as examples of how to break up the massing of large structures. She asked that in future submissions the elevations of the front of the new building include grading, retaining walls, and stairs to help the Board better understand those conditions. She also echoed staff's recommendation that the applicant provide perspective renderings of the project from the east and west on Fairfax Boulevard.

Mr. Kalmin reminded the applicant to provide physical material and color samples with future submissions.

Mr. Pathela asked for clarification on the notes in the landscape plan relating to finished floor elevation.

The applicant clarified and stated that this would be made more clear in future submissions.

7. Election of Chair and Vice Chair

Ms. Cox called for nominations for Chair.

MR. KALMIN NOMINATED MS. COX FOR CHAIR.

Ms. Cox declined the nomination.

Ms. Cox called for additional nominations for Chair.

MR. CUNNINGHAM NOMINATED MR. SCHROEDER FOR CHAIR, SECONDED BY MS. COX.

Mr. Schroeder accepted the nomination.

Ms. Cox called for a voice vote.

MR. SCHROEDER WAS ELECTED CHAIR UNANIMOUSLY BY VOICE VOTE, 6-0.

Ms. Cox called for nominations for Vice Chair.

MR. KALMIN NOMINATED MR. PATELA FOR VICE CHAIR, SECONDED BY MR. CUNNINGHAM.

Mr. Pathela accepted the nomination.

Ms. Cox called for a voice vote.

MR. PATELA WAS ELECTED VICE CHAIR UNANIMOUSLY BY VOICE VOTE, 6-0.

8. Staff Report

Mr. Scibilia discussed administrative approvals of minor certificates of appropriateness since the last meeting:

- Surf Shop signage at Courthouse Plaza – 10304 Willard Way
- Point 50 grocery store trim color amendment – 10360 Fairfax Boulevard
- Rise and Shine daycare fence style amendment – 10100 Main Street
- Capital Ale House signage – 4069 Chain Bridge Road

- UBAR window signage – 10407 Main Street

Mr. Scibilia discussed administrative applications for minor certificates of appropriateness actively under review:

- None

Mr. Scibilia discussed previously approved and recently completed projects that received major certificates of appropriateness:

- Red Lobster – 10325 Fairfax Boulevard

Mr. Scibilia discussed active architectural review violation cases:

- Sprint telecommunications antenna screen wall – 10301 Democracy Lane – Screen wall painted the wrong color.

Mr. Scibilia discussed upcoming BAR meetings and anticipated cases:

- February:
 - Pending review of an amendment to the amenity area at the Point 50 shopping center – 10360 Fairfax Boulevard
- March:
 - Pending work session for Northfax West project (Napolitano property) – 3570 Chain Bridge Road
- Future meetings:
 - East Wind painting and partial siding replacement – 10414 Main Street – Hearing date to be determined

Mr. Scibilia asked for Board member availability for upcoming meetings on February 5 and 19.

- Mr. Pathela, Ms. Cox, and Mr. Cunningham stated that they were unavailable on February 5.

Mr. Scibilia asked Mr. Kalmin for any relevant updates from Historic Fairfax City Inc. (HFCI):

- Discussion of budgeting items for the year.
- Members of HFCI expressed concerns about communications with staff on projects in historic districts.
 - Mr. Scibilia explained the new procedure for sharing design review proposals in historic districts with the Director of Historic Resources who, at their discretion, can share with HFCI for comment.
- Members of HFCI thought that it would be useful for applicants for projects in historic districts to classify their architectural style.
- HFCI is looking for public speakers on the history of the City.
 - Mr. Cunningham recommended Paige Johnson and Mayor David Meyer
- Walking tour popularity is dwindling.
- Discussion of historic markers.
- Discussion of memorial bricks at the museum and at Sherwood Center.
- Discussion of improving online presence of HFCI.

Mr. Scibilia asked Mr. Beaty for any relevant updates from the Community Appearance Committee (CAC):

- No meetings since November.

Mr. Scibilia briefed the Board on the small area plans process for Northfax and Old Town and provided upcoming meeting dates:

- Wednesday, January 29, 2020 at 6:30 in the Council work session room – Joint briefing by consultant Cunningham Quill for City Boards and Commissions
- Thursday, January 30, 2020 at 6:30 at the Sherwood Center – Public briefing by the consultant on the Northfax Activity Center small area plan
- Thursday, February 6, 2020 at 6:30 at the Sherwood Center – Public briefing by the consultant on the Old Town Activity Center small area plan

Mr. Scibilia discussed training for Board members.

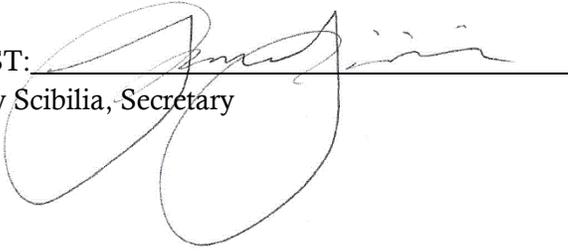
9. Closing Board Comments

None.

10. Adjournment

Meeting adjourned at 9:55 p.m.

ATTEST: _____
Tommy Scibilia, Secretary

A handwritten signature in black ink, appearing to read 'Tommy Scibilia', is written over a horizontal line. The signature is stylized and cursive.