Salisbury Historic District Commission

Hearing Notification

Hearing Date:

July 26, 2017

Time:

7:00 pm

Location:

Government Office Building

125 N. Division Street Salisbury, MD. 21804

Room 301

Case Number:

#17-16

Commission Considering:

Enclosure of existing screen porch

Owner's Name:

Elbert & Marietta Robbins

Applicant Name:

Matt Whalen

Agent/Contractor:

Betterliving Sunrooms/Awnings of

Delmarva

Subject Property Address:

111 E. Isabella Street

Historic District:

Newtown Historic District

Use Category:

Residential

Chairman:

Mr. Scott Saxman

HDC Staff contact:

Trish Warrington Office Manager

(410) 341-9550

Salisbury Historic District Commission

501B E. Church Street Salisbury, MD 21804 (410) 341-9550 / fax (410) 341-3682 **Permit Application**

| Date Submitted to I | NSCC: 7 7 7 | 711819 | Case #: 7 10 Action Required By (45 days): 8/84/17 |
|--|--|---|--|
| | East Isabella | | |
| Application by: Mat | and the second s | | Owner Name: Elbert + Marietta Robbins |
| | the same of the sa | Dactoons DE 19939 | Owner Address: III E Isabella 61. |
| Applicant Phone: | er is risjan diver | , 5,5,5,5 | Owner Phone: 410 - 742 - 2331 |
| Work Involves: | ✓ AlterationsDemolition | New Construction | |
| material, color, dim method of attachmenther signs on build | ensions, etc. must a ent, position on build ling, and a layout of | accompany application ding, size and front ling the sign | a. Attach sheet if space is inadequate) Type of the normal state o |
| | | | |
| letter from the eas Do you intend to a Maryland Historic <u>If you have check</u> <u>l</u> | sement holder stati apply for Federal of al Trust staff? ed "Yes" to either etter from the Mary | ing their approval of r State RehabilitationYes _∠No of the above question r/land Historic Trust | terior of this property? If yes, submit a the proposed work. Yes No n Tax Credits? If yes, have you contacted ons, please provide a copy of your approvationg with this application. |
| least 30 days prior to applicant or his/her a application until the r resubmitted for one y | the next public meeti uthorized representat ext regular scheduled rear from date of such | ng. Failure to include a live to appear at the sch d meeting. If an applica a action. Please be advi | If Neighborhood Services & Code Compliance at all the required attachments and/or failure of the neduled meeting may result in postponement of the tion is denied, the same application cannot be ised that members of the Salisbury Historic Districted the deeting date to familiarize themselves with |
| The Salisbury Histori the office of the Depa city's website: www. | artment of Neighborho | n Rules and Regulations and Services & Code Co | s and Design Guidelines are available for review in ompliance for the City of Salisbury as well as on the |
| l, or my authorized re on 7/26/17 | presentative, will app | ear at the meeting of the(date). | e Salisbury Historic District Commission |
| that said owner is in t | ne owner of the subject full agreement with thi | | ally informed of the alterations herein proposed and |
| Applicant's | 101 | | Data 7/1- |
| Signature | Walus | | Date |
| Application Processor | 71117 (Date) | | Sway & Phillips |

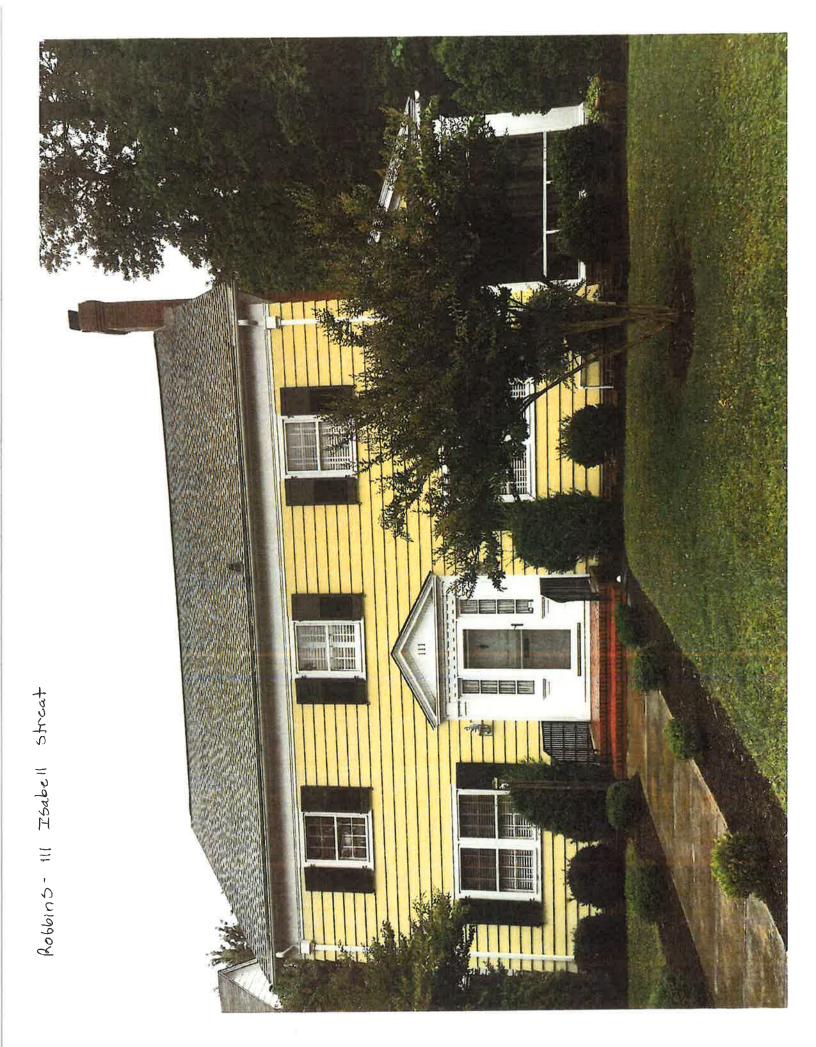


32442 Royal Blvd, Dagsboro DE 19939 Phone 302-251-0000 Fax 302-732-9863

Elbert and Marietta Robbins 111 E. Isabella Street, Salisbury, MD

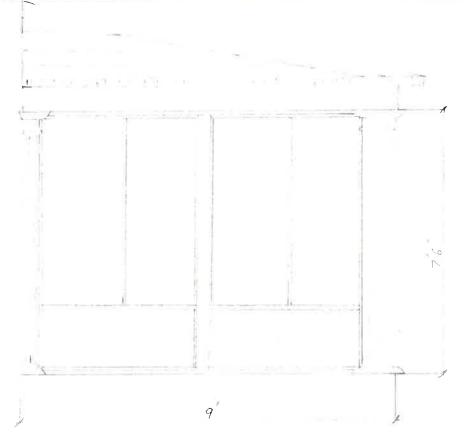
Project Description

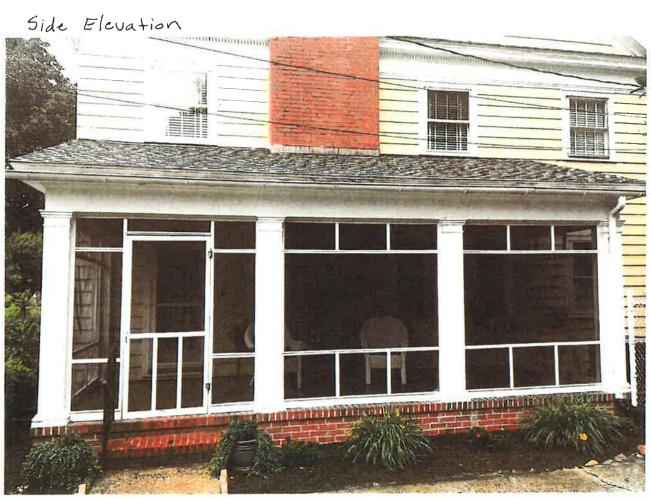
- Remove existing screens
- Custom fit windows between existing pillars
 - o Betterliving insulated vinyl sliding windows with glass knee walls
 - o All window frames and trim will be white vinyl
 - o Manufactured by CraftBilt Manufacturing Co.
- Pillar base and trim rings will be notched to accept windows
- Install ThermaTru full view glass entry door with fixed sidelites
- Install Amana HVAC unit in knee wall
 - o Rear side of porch at the house
- No change to footprint
- No change to header
- No change to foundation
- No change to roof

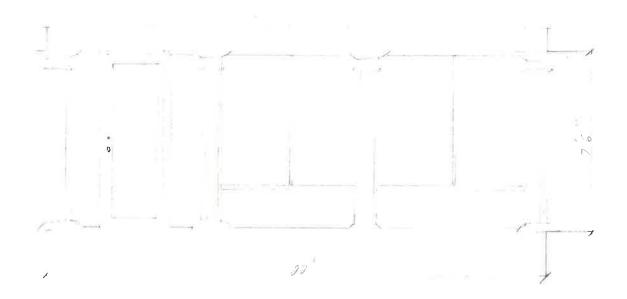


Front Elevation

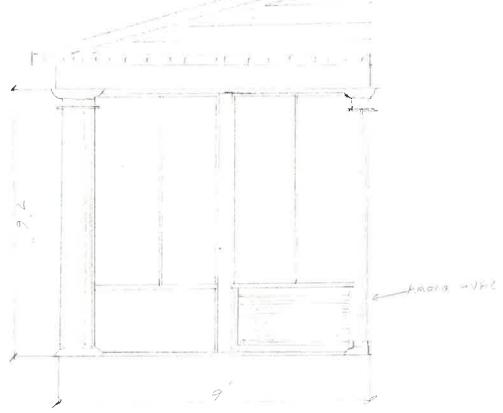


















Available in 3, 45, or 6, for strength and increased

thermal performance

1.5 lb Polystyrene core laminated to aluminum and coated with a baked-enamel, Krystal Kote® finish

rails include weather stripping built into the INTERLOCKING FRAMES - Interlocking track to keep the windows and doors secure, air, water and bug tight

complete system with no visible screws! We use the same rollers for the glass windows! doors. Screenwire is powder-coated black WALL & DOOR & WINDOW SYSTEM - Integrated units for a aluminum for strength and reduced glare.

Retterliving

SUNROOMS



flexibility and pliability.



expansion and maintain a water tight seal when lagged onto Structural support and thermally broken design to allow for the second floor sill plate, rafter tails or studs depending on the application. Adjustable up to 4/12 roof pitch



WINDOW & DOOR HANDLES
Window and door handles match for a complete look
These low profile handles are available in White, Sand and Polished Brass

Engineered for support and to prevent racking and flexing of the frames. Hidden electrical raceway for easy wiring

MULLION / SIDE JAMBS

and flush mounted outlets and switches!

SCREEN HANDLE

Screen handles color matched in white or desert sand. Child safety locks provide added protection



ADJUSTABLE HEADER
Designed to evenly distribute the weight on the

load bearing wall

DOOR / WINDOW SILL

T-6 Aluminum with air space between the aluminum and

CORNER POST

vinyl for maximum strength and thermal performance.

2 2002 Craft But Mhg. Co.

including kneewalls and

transoms

Tempered Safety Glass with Low E and Argon standard in ALL units

GLASS

pre-punched weep holes for drainage. The cadmium plated rollers Custom floor channel features built-in weather stripping with ride on a Monorail track with a stainless steel cover.



pre-punched at the factory for excellent Weep holes are

FLOOR CHANNEL SYSTEM

Built-in pitch, sill gasket, and pre-punched, elongated hidden weep holes all work to direct water away from the patio room. Installation techniques insure proper caulking and lag placement to meet or exceed building codes.



FULLY ADJUSTABLE ROLLER WHEELS

Hardened steel dipped in cadmium protects against weather Maintenance-free lubricated steel ball bearings ride on a stainless steel track for easy operation



GLASS SPECIFICATIONS*

| | | 4 | Span | Soo | 928 Sep. | Alre. | Overall 1. | U.Value | R.Value | Solar Ha | Visible Tan | 2, smitance | snsmittance of |
|-----------|---|--------|--------------------|--------|----------|-------|------------|---------|---------|----------|----------------|-------------|----------------|
| mnu | Single Glaze Clear 33" - 69 " Windows | 1/8 " | N/A | N/A | N/A | N/A | 118 | 11.1111 | 009900 | 0)897 | 00 99 H | 007722 | |
| Aluminum | Single Glaze Clear 75" - 87" Windows All Doors | 5/32 " | N/A | N/A | N/A | N/A | 5/32" | 1.11 | 0.90 | 0.85 | 0.90 | 0.68 | |
| mum | Single Glaze Bronze 33" - 69 " Windows | 1/8 " | N/A | N/A | N/A | N/A | 1/8" | 1.11 | 0.90 | 0.74 | 0.69 | 0.37 | |
| Aluminum | Single Glaze Bronze 75" - 87" Windows All Doors | 5/32 " | N/A | N/A | N/A | N/A | 5/32" | 1.11 | 0.90 | 0.71 | 0.68 | 0.33 | |
| Aluminum | Insulated - Clear 33" - 87" Windows 57" - 75" Doors | 1/8" | Intercept Seal® | 3/8 " | Yes | Argon | 5/8 " | 0.34 | 2.94 | 0.66 | 0.76 | 0.44 | |
| Alum | Insulated - Clear 81"- 87" Doors | 5/32* | Intercept Seal® | 5/16" | Yes | Argon | 5/8 ** | 0.36 | 2.78 | 0.65 | 0.75 | 0.42 | |
| Vinyl | Insulated - Clear All Units | 1/8" | XL Edge ™ | 1/2 ** | Yes | Argon | 3/4 " | 0.24 | 4.17 | 0.27 | 0.65 | 0.05 | |
| Skylights | Insulated - Clear Rough Opening 18 ¼" x 34 ¼" | 1/8" | Intercept Seal® | 3/4" | Yes | Argon | 1" | 0.31 | 3.23 | 0.66 | 0.76 | 0.49 | |

*Note: All values given are for GLASS ONLY. Values based on Manufacturers published data All glass listed above is tempered glass.

Betterliving PATIO & SUNROOMS

Design Pressure (DP) Rating for Window & Door Units (psf)

| Product | Aluminum Unit Sizes* | | | | | | | | | | |
|---------------------------------------|----------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|
| Type | 33" | 39" | 45" | 51" | 57" | 63" | 69" | 75" | 81" | 87" | |
| Single Glaze Door | | | | | 15 | 15 | 15 | 15 | 15 | 15 | |
| Single Glaze Window | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | |
| Single Glaze Door with Stiffener | | | | | 30 | 30 | 30 | 30 | 30 | 30 | |
| Single Glaze Window with Stiffener | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | |
| Insulated Door | | | | | 25 | 25 | 25 | 25 | 25 | 25 | |
| Insulated Window | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | |
| Insulated Door with Stiffener | | | | | 40 | 40 | 40 | 40 | 40 | 40 | |
| Insulated Window with Stiffener | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | |

| Product | Vinyl Unit Sizes* | | | | | | | | | | |
|-----------------------------------|-------------------|--------|--------|--------|--------|--------|--------|--------|--------|--|--|
| Туре | 351/2" | 411/2" | 471/2" | 531/2" | 591/2" | 651/2" | 711/2" | 771/2" | 831/2" | | |
| Vinyl Door Unit | | | | | 25 | 25 | 25 | 25 | 25 | | |
| Vinyl Door Unit with Stiffener | | | | | 35 | 35 | 35 | 35 | 35 | | |
| Vinyl Window Unit | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | | |

*NOTE: Gateway sizes tested per AAMA 101

| Approximate Wind Load to Pressure Conversion | | | | | | |
|---|----------|--|--|--|--|--|
| Wind Speed | Pressure | | | | | |
| 90 mph | 15 psf | | | | | |
| 100 mph | 20 psf | | | | | |
| 110 mph | 25 psf | | | | | |
| 120 mph | 30 psf | | | | | |
| 130 mph | 35 psf | | | | | |
| 140 mph | 40 psf | | | | | |

NOTE:

mph = miles per hour psf = pounds per square foot

Salisbury Historic District Commission

STAFF FINDINGS

Meeting Date: July 26, 2017

Case Number:

#17-16

Commission Considering:

Enclosure of existing screen porch

Owner's Name:
Owner's Address:

Elbert & Marietta Robbins

111 E. Isabella Street

Salisbury, Maryland 21801

Applicant Name:

Matt Whalen

Applicant's Address:

32442 Royal Blvd. Dagsboro, DE 19939

Dags0010, DE 199.

Agent/Contractor:

Betterliving Sunrooms/Awnings of

Delmarva

Subject Property Address:

111 E. Isabella Street

Historic District:

Newtown Historic District

Contributing Structure:

TBD

Use Category:

Residential

Zoning Classification:

R-8

Structure / Site Description:

Built Date:

1940

Enclosed Area:

2,688

Lot Size:

12,194

Number of Stories:

2

Wicomico County Historic Survey on file:

No

Nearby Properties on County Survey:

Yes

103 E. Isabella Street - J. Waller Williams House

105 E. Isabella Street – Alexander G. Toadvine House

109 E. Isabella Street - Thomas H. Mitchell House

- 112 E. Isabella Street Mitchell-Langeler House, Frank M. Mitchell House
- 113 E. Isabella Street L. Morris Oscar House, William J. Johnson House
- 117 E. Isabella Street Moore-White House, Riall White House
- 119 E. Isabella Street William M. Day House

Explanation of Request: The applicant is requesting the Salisbury Historic District Commission approve their request to enclose the existing side porch.

Relevant Historic, Archeological and Architectural Significant Features of the Surrounding Area:

The property in question is located within Newtown Historic District. The majority of the structures in the surrounding area, which includes Broad, North Division and Chestnut Streets, consist of churches of various dominations. The area is zoned *Office and Service Residential* which explains why a lawyer's office exists at 115 Broad Street and an engineer's office is located at 226 N. Division Street. The Salisbury Historic District Commission approved 316 N. Division St. for new gutters, 325 N. Division St. for a storm door installation, 324 N. Division St. for multiple exterior alterations, 602 N. Division St. for sign face replacement and 325 Broad St. for new gutters, and installation of aluminum window trim. A majority of the houses in this District range in age and were built starting in the late 1850's to the late 1920's. There's a mix of architectural styles in the surrounding area with no prevalence to any specific style.

Neighboring Properties which have been deemed Contributing/Non-Contributing:

| House # | Street Name | Hearing Date | Contributing | Non- Contributing |
|------------|--------------------|--------------|--------------|----------------------|
| 106 | E. Isabella Street | 6/22/11 | X | |
| 113 | E. Isabella Street | 9/25/13 | X | |
| 116 | E. Isabella Street | 6/23/10 | X | |
| 120 | E. Isabella Street | 3/28/12 | X | |

Areas of Historic Guidelines to be considered: PORCHES Page 105

Porches are often the focus of a residence and include the floor, columns, railing and other elements that support the roofed open area at the front and side facades. The Camden and Newtown Historic Districts are distinguished by their variety of porches. Individual features such as turned or sawn wooden balusters, pilasters, and entablature, along with size, scale, and placement of the porch are extremely important in defining the architectural style of the residence.

Most porches historically are constructed of wood and supported by brick piers. Rehabilitation efforts should incorporate the use of these materials. The use of a high quality hard wood or a select grade of softwood is recommended for porches, rather than pressure treated wood. High quality untreated hard wood, such as Red Oak, Mahogany, Yellow Poplar, and Sugar Maple; or select grade softwoods, such as Southern Pine or Douglas Fir when properly painted and cared for can outlast treated wood.

Treated wood is normally made of an inferior grade of soft wood that can warp easily, and contains knots and other irregularities. Other inappropriate materials, such as hardiplank, plywood, brick, concrete, concrete block, or inexpensive stock or rolled metal columns or handrails should not be used in the repair, replacement or new construction of a porch. The historic integrity of the structure and rhythm of the streetscape will be compromised by them. It is recommended that embarking on a rebuilding project using original materials that is phased is better than the use of unsuitable substitutes.

Porches may have lattice screens installed between the support piers. Historically, lattice was installed with battens running horizontally and vertically, rather than on a diagonal. Every effort should be made to retain as much of the original porch materials as possible. If a porch must be replaced, it should be built to its original configuration and set back distance from the street.

Recommended

- Maintain porches on the front or primary facades of the building if located there originally.
- ➤ Repair existing historic porch elements as needed and replace deteriorated or missing features to match original building materials, and architectural form and details.
- Reconstruct porches using high quality building materials and original dimensions and design detailing that retain the historic character and architectural style when the original porch cannot be saved due to extensive deterioration.
- > Retain the historic or transparent nature of the porch by not enclosing the porch with glass or other building material.

Not Recommended

- Removing or altering significant historic details such as balustrades, columns, brackets, rails, etc.
- > Using tinted or reflective glass or placing standard windows within the framework of the porch.
- > Adding solid walls where none existed.

WINDOWS - Page # 115

Windows are one of the most important architectural elements of the building façade. The decorative elements of windows, such as the sash, muntins and sill, as well as the wood or masonry materials that surround them, are designed to complement the exterior detailing of the building.

A window's style (double-hung, casement, etc), orientation, placement, and size in proportion to other windows contribute to the building's architectural design. In the Camden and Newtown Historic Districts, most houses possess double—hung windows framed in wood with glass that is either a single pane or true divided lights. Windows with true divided lights are made up of smaller individual panes of glass separated by

muntins. A muntin is a strip of wood or metal separating and holding panes of glass in a window.

The size and orientation of window openings are typically proportionate to the architectural design of a building. When the orientation and/or size of window openings are altered, the house appearance is out of proportion to both the remaining original windows and to the amount of the exterior wall space compromising the building's architectural style.

The simple double-hung sash window is the most common and versatile window type in the Camden and Newtown Historic Districts. Wood windows have been traditionally used and should be preserved. Wood window frames, except the sill, will most often outlast the sashes. The bottom rail of the sash usually decomposes along with the sill. Before replacing an entire window frame, examining the deterioration may indicate that only the sill or other element needs repair or replacement. Wood filler, putty, and a good coat of exterior grade paint will extend the life of a worn sill.

During maintenance, repair, or rehabilitation of older buildings, replacement of existing windows is often one of the first things a building owner considers. Such replacement should be undertaken only after it has been determined that the historic window is too severely deteriorated to be repaired. Energy efficiency can be addressed through the use of interior or exterior storm windows. Weather stripping, which is the application of a strip of felt, metal, or caulking to seal an opening is an inexpensive solution.

When appropriate, windows may be added at the side and back of the house to get additional light into the building.

Recommended

- Retain original windows whenever possible through ongoing maintenance or restoration.
- Maintain the historic size and shape of window openings and repair broken or deteriorated elements using in-kind materials.
- Maintain the integrity and appearance of the window to match the original molding profiles, reveals and other window elements.
- Replace or add weather stripping with care so that it does not let weather stripping bind or restrict window operation.
- Remove excessive paint build-up.
- Retain and repair whenever possible, the original windows and their components. If replacement is necessary because of severe deterioration, replace with windows, which duplicate the original window's material, style, orientation, configuration, placement, size and decorative elements.
- Scrape and repaint existing sashes when previous paint applications have caused operational difficulties of the window. The reglazing of the windows may be needed when the putty dries, cracks and weathers away.
- Replace window elements only when the original is missing, destroyed, or in poor condition and when inappropriate modern components detract from the character

of the building. Replacement windows shall match the material, character, configuration, profiles, muntin arrangement and operation of the original windows.

Not Recommended

- Do not cover original window frames with metal or plastic.
- Do not enclose original windows openings.
- Enlarging or reducing the size of window openings, or changing their orientation.

DOORS - (Page 109)

The front door serves as a focal point on the façade of a building. With grander buildings, more emphasis is placed on the entrance. When approaching a house, the building entrance should be obvious, as well as, the path leading to it.

Certain styles of buildings have distinct types of doors. On many historic buildings doors stylistically complement the exterior detailing of the building. The original door with its frame and trim should be preserved.

If a replacement door is necessary, the new door should match the original as closely as possible in material, size and style. This includes any panels and windows that were present in the original door. Most contemporary door designs are not appropriate for homes built in the 19th and early 0th centuries. If a storm door is desired, it should be of a simple design with a large glass pane that reveals as much of the door behind it as possible.

Recommended

- Retain, whenever possible, the buildings original doors and door frames. Deteriorated doors can be dismounted and refinished cracks and holes can be filled, surfaces can be re-laminated, hinges can be repaired, and rotten frames can be replaced.
- Use hardwood whenever possible for doors, which can withstand constant weathering.
- Painting should be consistent with the period of the home.
- Remove non-compatible alterations on principal facades and other architecturally significant doorways.
- Restore the entrance based on historical, pictorial or physical documentation.
- Replacement doors shall be consistent in size, style, material and configuration with the original door.
- Use an architectural style of replacement doors that is consistent or compatible with the original doors.
- Add new doors or door components that are similar in material, size, proportion and styling of the original door using photo or physical documentation. Replace non-historic doors that are of an inappropriate style or material with new doors that are consistent or compatible with the original.

Not Recommended

• Adding new entrances into principal facades

- Altering the historic character of an existing opening by enlarging or filling in portions of the door opening. Installing replacement doors that are not of the same size as the original door and introducing inappropriate sidelights and transoms to fill in the existing opening.
- Installing "period" doors that cannot be documented.

HARDWARE

Recommended

- Retain, repair and maintain historic hardware.
- Match new or replacement hardware to the original finish.
- Match hardware types and styles to the original hardware.
- Avoid surface applied kick plates, closers, padlocks, security hardware and other elements that are not compatible with the original hardware.

Evaluation Criteria:

Pursuant to Section 17.52.040 A & B of the Salisbury Zoning Code, it is the duty of the Historic District Commission to review all applications to construct, alter, reconstruct, move or demolish any structure within a Historic District whenever the exterior appearance of such structure is affected, and to approve or reject said application. In reviewing an application and plans, the Commission should give consideration to review criteria, and may make a determination as to which of said Criteria are applicable.

Staff Findings Prepared By: Susan Phillips, Director Housing & Community Development Department 207 W. Main Street, Suite 207 Salisbury, MD 21801 (410) 341-9550 Date: July 12, 2017

Jaco. July 12, 201

Real Property Data Search

Search Result for WICOMICO COUNTY

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| | | | | Ad Va | alorem: | | | | |
| | | | | Tax C | lass: | | | | |
| Primary Structure Built | | Built | Above Grade Liv 2,688 SF | ing Area | Finished Base | ement Area | | perty Land Area 94 SF | County Use |
| Stories Basement | | ement | Туре | Exterior | Full/H: | alf Bath | Garage | Last Major | Renovation |
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