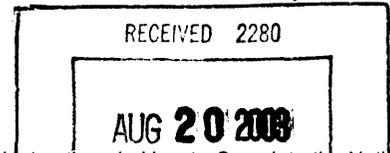


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United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name SAPP HOUSE

other names/site number FMSF# BY301

2. Location

street & number 224 Third Court N/A  not for publication

city or town Panama City N/A  vicinity

state Florida code FL county Bay code 005 zip code 32401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)  
  
Janet Snyder Matthews August 6/2003  
Signature of certifying official/Title Date  
Division of Historical Resources, Bureau of Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)  
  
\_\_\_\_\_  
Signature of certifying official/Title Date  
  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:  
 entered in the National Register  See continuation sheet  
 determined eligible for the National Register  See continuation sheet.  
 determined not eligible for the National Register  See continuation sheet.  
 removed from the National Register.  
 other, (explain) \_\_\_\_\_  
  
\_\_\_\_\_  
Signature of the Keeper  
  
\_\_\_\_\_  
Date of Action  
10/6/03

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- buildings
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

**Name of related multiple property listings**  
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed in the National Register**

"N/A"

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: single dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

OTHER: Frame Vernacular

**Materials**  
(Enter categories from instructions)

foundation BRICK  
walls WOOD  
roof ASBESTOS  
other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1916

**Significant Dates**

1916

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Scoggins, J.W./Builder

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

# \_\_\_\_\_



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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1 **SAPP HOUSE, PANAMA CITY, BAY  
COUNTY, FLORIDA**

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**SUMMARY**

The Sapp House is located at 224 East 3<sup>rd</sup> Court, Panama City, Florida. The two-story home was built in 1916, and is a Frame Vernacular house incorporating Craftsman Style elements. It is built on brick pier foundations, with horizontal wooden siding, has a complex hipped roof, three brick chimneys, and an L-shaped front porch supported by eighteen columns. It has single and double-hung wooden sash windows.

**SETTING**

The Sapp House was built on a block adjacent to the Bay County courthouse where Judge Joshua Mercer Sapp worked each day. It was built only a few years after the city was established (1912); the area was virtually undeveloped. The property is less than an acre. The house faces south and is set back from the Third Court road twenty feet. The adjacent blocks are now occupied with attorneys offices and activities related to the court. Historic McKenzie Park is one block to the west, and is popular as a place for concerts, art shows, weddings, and political rallies. The 1909 McKenzie Home (NR 1986) is adjacent to the park. Robert L. McKenzie was an early mayor of the city. Large trees including Heritage oaks are common in the neighborhood.

**PHYSICAL DESCRIPTION**

**Exterior**

The two-story house has a continuous brick foundation, horizontal wooden siding, and asbestos shingles on the complex hipped roof. All roof eaves have exposed rafter ends. The existing windows are original except for a large fixed window near the stairwell that was originally a stained glass panel. The windows are filled with 8/1 double-hung wooden sashes. There are three brick chimneys; one pierces the west slope of the roof, and the other two are external, located on the east and south elevations.

The south, main facade is dominated by the one-story porch that spans the elevation, and wraps around the corner of the west elevation (Photo #1). The hip roof porch has a prominent gable extension above the main steps. Eighteen wooden columns with Doric capitals support the porch roof and gable. Three columns are clustered at each corner of the gable extension and at each porch corner. The main door is wooden with a large light, and a transom with five lights. Directly to the east of the door is a window. Further to the east is a pair of eighteen-light French doors with a seven-light transom above. The second floor has two pairs of double-hung windows. A short westerly extension that is set back from the south elevation is visible. A single door with a beveled glass half-light is in the first story, and a single window in on the second story of this extension. The side entry door is wooden with a beveled glass panel on the top half and a transom above it.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 2 **SAPP HOUSE, PANAMA CITY, BAY  
COUNTY, FLORIDA**

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The west elevation has another prominent gable extension off the porch roof (Photo #2). The extension shelters two broad steps, now covered by a concrete ramp that access the porch. Directly in front of the steps is a fixed square window that had contained an original stained glass window. Most of the elevation extends beyond the wall adjacent to the porch, and a hipped roof extension intersects with the main roof. There are three windows are on the first story, and five on the second story. A brick exterior chimney rises above the roof level.

The north elevation, the rear of the house, has an open porch with a hip roof spanning the first story (Photo #3). The west side of the first story has three pairs of French doors. There are two windows and an external brick chimney at the east corner. There are six windows on the second story.

The east elevation has six windows on the first story and eight on the second story (Photo #4). A short extension is centrally located with its short hip roof intersecting the main roof. The short extension has a set-back from the main, south elevation, the same as on the west elevation. A brick chimney pierces the east slope of the main roof near the peak. The south, front porch, and the north porch and corner chimney are visible. Most visible on this elevation are the brick in-fills between the foundation piers. They contain small vent windows that provide ventilation during the summer months.

**Interior**

The interior of the Sapp House has hardwood pine floors on the first and second floors. The walls and ceilings are plaster. All the pine doors in the home are original. Upon entering the front door, one enters the foyer and hall where there is a single dogleg stairwell that bends to the east and leads to the second floor (Photo #5). There was an original stained glass window in the wall by the stairs that was removed and kept by the descendents of the Sapp family. The current stained glass panel was recently installed. There is dark stained matching pine wainscoting in the foyer and the stairwell has a small storage closet underneath the stairwell (Photo #6). Window and door trim is dark stained also. The first elevator in Bay County was located next to the stairwell and has been removed. To the east of the foyer is the living room with an angled fireplace in the northwest corner (Photo #7). There are large solid wood pocket doors between the foyer and the living room, and the living and dining rooms. There are French doors on the south wall leading to the front porch. The dining room is north of the living room and has a fireplace angled in the southwest corner (Photo #8). Six foot high wainscoting with a plate rack on top surrounds the room. Additionally, on the south wall there is a built in china cabinet that has a mirror in back of a serving area between the two cabinets (Photo #9). There are doors into the kitchen and hallway. The bedroom on the west side of the first floor is accessed off the center hall and from the main porch. The hall doors into the dining and bedroom have transoms. The bedroom has a fireplace in the center of the west wall (Photo #10). There is a master bathroom to the north of the room. The bathroom has floor tiles and a porcelain tub, toilet and wall-hung sink, along with a built-in linen closet. The kitchen is north of the dining room and originally had a swinging door between these rooms. Currently the kitchen is being redone, and there are no cabinets or sink (Photo #11). To the west is a small bathroom with a shower

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 3 **SAPP HOUSE, PANAMA CITY, BAY  
COUNTY, FLORIDA**

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stall. This northwest corner of the house originally was a screened-in porch and door. The floors were covered with ceramic tiles in the past and were partially removed.

**Second floor**

The hall stairway has a turn to the east, and at the second floor there is a sitting area against the south wall (Photo #12). French doors lead to the north/south hallway (Photo #13). Across from the stairwell is the entry to the southeast bedroom. The room has a fireplace angled in the northwest corner. To the north of this room is another east bedroom that has a fireplace angled in the southwest corner (Photo #14), and a closet on the west wall. It has door in the south wall leading from the first bedroom, and in the west wall leading to the hall (Photo #15). On the west side of the hall is the master bedroom (Photo #16). It is the exact layout as the first floor bedroom and bath with the fireplace centered on the west wall of the room, and the adjoining bathroom. This bathroom is located in the northwest corner of the second floor. There is a built-in linen cabinet on the bathroom's south wall and an old medicine cabinet above the sink. A small bath is located at the north end of the hall. The toilet and pedestal sink are original; a ceramic tiled shower, floor and half walls were added at a later time. This shower appears to have been added in a small original porch area. A sunroom is located at the northeast corner of the second floor, and it has a built-in closet on the west wall.

**ALTERATIONS**

The front porch was screened during the historic period, but the screening was removed in recent years. Two small bathrooms were added probably in the 1950s on the first and second floor, replacing small, screened porches. Gas lines and gas furnaces in fireplaces were installed in the 1950s. The kitchen and one bedroom had the plaster walls replaced with drywall in the non-historic period. Ceiling tiles were installed throughout the house. The stained glass panel in the west wall was removed in the 1970s, and replaced with the current panel in 2003. The kitchen has been subjected to extensive remodeling in recent years, and French doors in the northern wall were added in 2003. The open porch spanning the north, rear elevation was added in 2003.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 1 **SAPP HOUSE, PANAMA CITY, BAY COUNTY,  
FLORIDA**

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**SUMMARY**

The Sapp House in Panama City, Bay County, Florida, is nominated to the National Register for its significance on the local level under Criterion C in the area of Architecture. The two-story house is of Frame Vernacular construction, and embodies elements of the Craftsman Style. The house is a landmark within the neighborhood that is dominated by more modest vernacular homes.

**HISTORICAL CONTEXT**

Joshua Mercer Sapp (1878-1971) moved to Panama City from Washington County in 1912 to join Judge J. R. Wells as a partner in his law firm. He became a very prominent attorney and outstanding citizen of the city. He brought with him his new wife, Ella Mae Patton of Apalachicola. She was the daughter of Judge George A. Patton of Apalachicola who served as a major in the Confederate Army during the Civil War. The couple had two sons, Herbert Patton and Howard William. J.M. Sapp was named one of the early municipal judges for the newly incorporated city. In addition to his general practice of law, Judge Sapp served as a Bay County prosecuting attorney for the Bay County Commissioners from 1915-21. He was chosen as city attorney for St. Andrews in 1908 when it was incorporated, and again at Millville for its incorporation in 1913. (Smith:1995) Judge Sapp served Bay County in the House of Representatives for two terms, 1931-34. He steered through the House a bill granting 15 years freedom from ad valorem taxes to International Paper Company. This was one of the incentives that brought the industry to Bay County.

The building was sold by the Sapp estate to the Bay County Commissioners in 1973, and served as a law library for the county. In 1987 it was leased to a group as a home for unwed mothers who served lunch and boarded there until 1997 when the County relinquished their lease. The home was threatened to be torn down in 1997 as the county officials wanted to use the property for a parking. Due to the media coverage, the community became aware of the threat of losing the home and managed to save it due to their public outcry. (Swider:1997) The home was vacant for four years and was threatened again to be moved or torn down before the present owner was able to purchase it from the County in April, 2001.

**ARCHITECTURAL CONTEXT**

Frame vernacular construction techniques and forms are used by lay or self-taught builders. The industrial revolution permitted a standardization of building materials and parts that exerted a pervasive influence over vernacular house design. Popular magazines disseminated information about building trends and styles throughout the country, and railroads provided affordable distribution of manufactured building products. According to a historic survey done of Panama City, St. Andrew's, and Millville in 1987, modest wooden frame vernacular houses dominated the historic residential stock. The great majority were built on brick piers with

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Section number 8 Page 2 **SAPP HOUSE, PANAMA CITY, BAY COUNTY,  
FLORIDA**

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horizontal wooden siding, with no predominant form or arrangement.

The Craftsman/Bungalow Style of architecture became popular in the United States at the end of the 19<sup>th</sup> century and remained popular into the 1930s. Bungalow style housing, a category of the Craftsman style, Bungalows were simple utilitarian structures, dominated by a broad hip roof pierced by a chimney, and surrounded, usually on three sides, by a verandah. The extended roof eaves sheltered the porch and were supported by columns rising from the edge of the porch. True to America's eclectic tendencies of the period, Bungalows were built of various materials, with various footprints, and with elements sometimes borrowed from historic styles. Windows were typically filled with wooden sashes with multiple lights in the upper half. Interiors frequently had built-in shelving, sitting nooks, and storage units that permitted a display of materials and quality craftsmanship.

**ARCHITECTURAL SIGNIFICANCE**

The Sapp House is one of the oldest homes in Panama City, and occupying a spacious corner lot, it is a landmark in the city. It is one of the larger and most elegant homes in a community of vernacular residences. Built by Judge J.M. Sapp for its convenient proximity to the courthouse, its framework incorporated the scaffolding timbers used to construct the courthouse that were purchased for \$15 by Sapp in 1915 (Sapp:1999). The house was constructed by J. W. Scoggins and completed in 1916 ("Fine Dwelling, 1916:3). It was designed to catch the breeze off the bay through the use of its large front doors, French door, and windows on all elevations. There are transoms above doors in the house to provide ventilation. It was one of the first homes in the county to have two bathrooms, hot water heater, and later an elevator. The bathrooms had built-in linen closets.

The Frame Vernacular home has some elements common to the Craftsman Style, such as exposed rafters at the eaves, and multi-light upper halves of window sashes. The interior features Craftsman elements in the extensive use of unpainted wooden wainscoting, door and window trim, stairway newel and balusters, and at the time a stained glass window (now removed) adjacent to the stairs. The dining room includes a built-in serving table with drawers, flanked by glass front china cabinets. A shelf to display plates wraps the room at the top of the wainscoting.

The Sapp House retains its historic integrity to a high degree and is in good condition. It is an excellent example of the design and craftsmanship available to this commercial lumber center in the early twentieth century.

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Section number 9 Page 1 **SAPP HOUSE, PANAMA CITY, BAY COUNTY,  
FLORIDA**

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**BIBLIOGRAPHY**

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 10 Page 1 **SAPP HOUSE, PANAMA CITY, BAY  
COUNTY, FLORIDA**

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**VERBAL BOUNDARY DESCRIPTION**

Lot 1, and the east half of Lot 2, Block 37, Gulf Coast Development Company's plat of Panama City, Florida.

**BOUNDARY JUSTIFICATION**

The boundary encompasses the property historically associated with the Sapp House.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Photo \_\_\_\_\_ Page 1 **SAPP HOUSE, PANAMA CITY, BAY CO., FL**

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**PHOTOGRAPHIC LIST**

1. J. M. Sapp Home, 224 East 3<sup>rd</sup> Court, Panama City
2. Bay County, Florida
3. Lauren DeGeorge
4. June, 2001
5. Lauren DeGeorge
6. Sapp Home north elevation, front entrance, camera facing south
7. Photo #1 of 16

Items 1-5 are the same for each of the following photographs.

6. East and north elevation, camera facing southwest
7. Photo #2 of 16
  
6. South elevation, camera facing north
7. Photo #3 of 16
  
6. West elevation, camera facing east
7. Photo #4 of 16
  
6. Interior entry and hall, camera facing south
7. Photo #5 of 16
  
6. Entry and stairs, camera facing east
7. Photo #6 of 16
  
6. Living room fireplace, camera facing southeast
7. Photo #7 of 16
  
6. Dining room and fireplace, camera facing north
7. Photo #8 of 16
  
6. Dining room and built in server and cabinets, camera facing north
7. Photo #9 of 16
  
6. First floor bedroom, camera facing east
7. Photo #10 of 16

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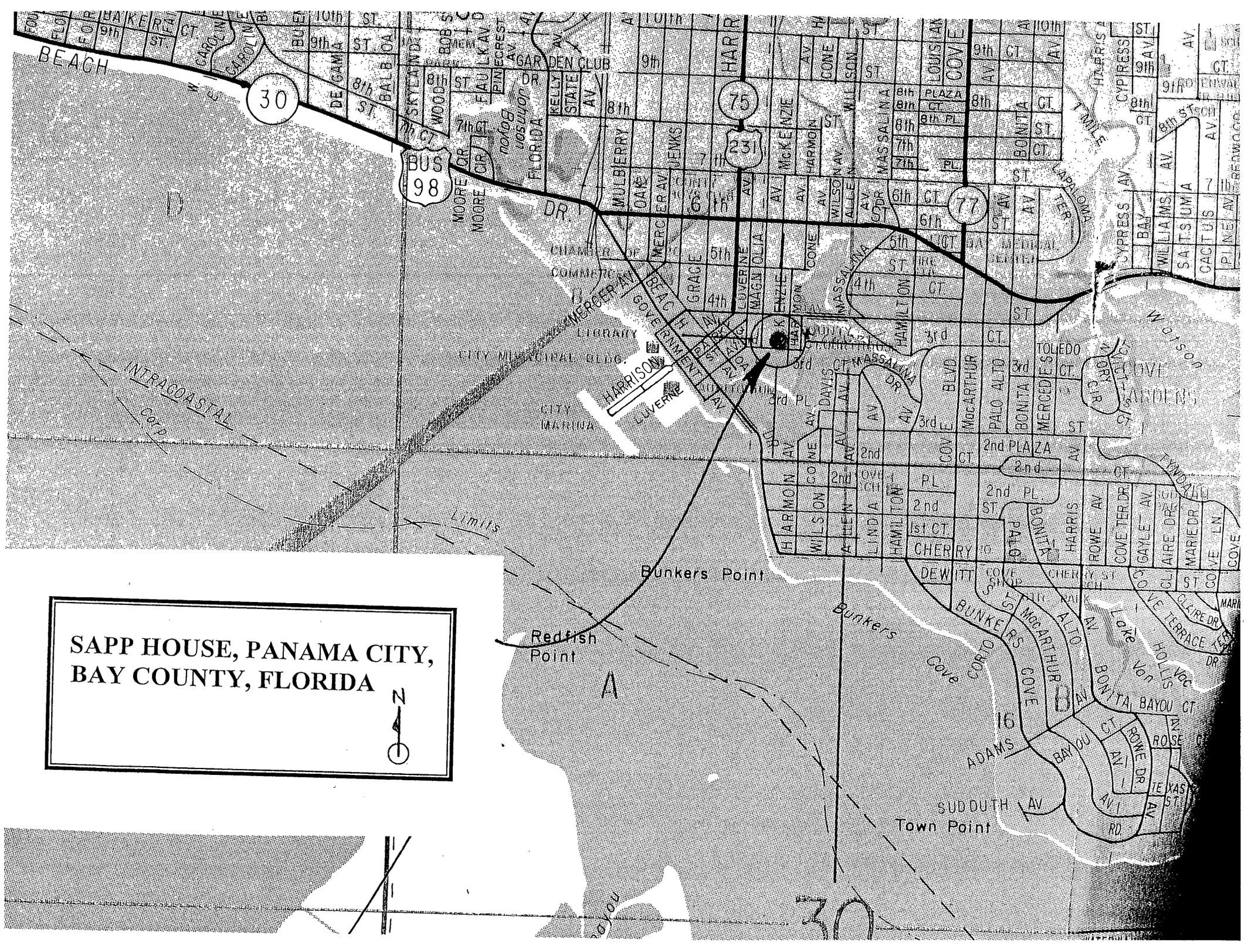
**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number \_\_\_\_\_ Photo \_\_\_\_\_ Page 2 **SAPP HOUSE, PANAMA CITY, BAY CO., FL**

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- 6. Kitchen, camera facing west
- 7. Photo #11 of 16
  
- 6. Second floor sitting area, camera facing north
- 7. Photo #12 of 16
  
- 6. Second floor hall, camera facing south
- 7. Photo #13 of 16
  
- 6. Southwest bedroom and fireplace, camera facing northeast
- 7. Photo #14 of 16
  
- 6. Southwest bedroom and hall door, camera facing west
- 7. Photo #15 of 16
  
- 6. East, main bedroom, camera facing east
- 7. Photo #16 of 16

**SAPP HOUSE, PANAMA CITY,  
BAY COUNTY, FLORIDA**



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BUS 98

75

77

HARRISON  
LUTHER

Bunkers Point

Redfish Point

Town Point

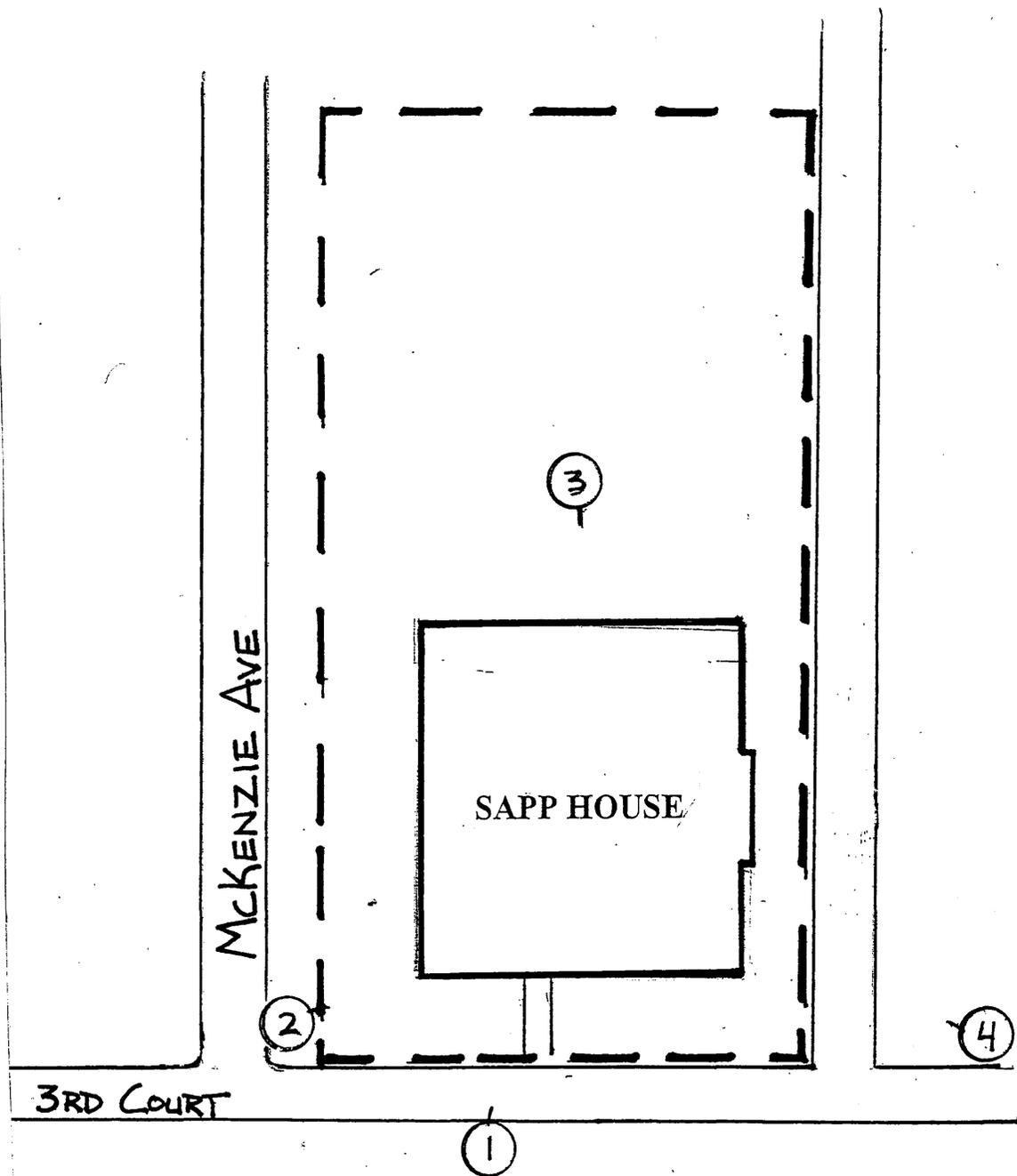
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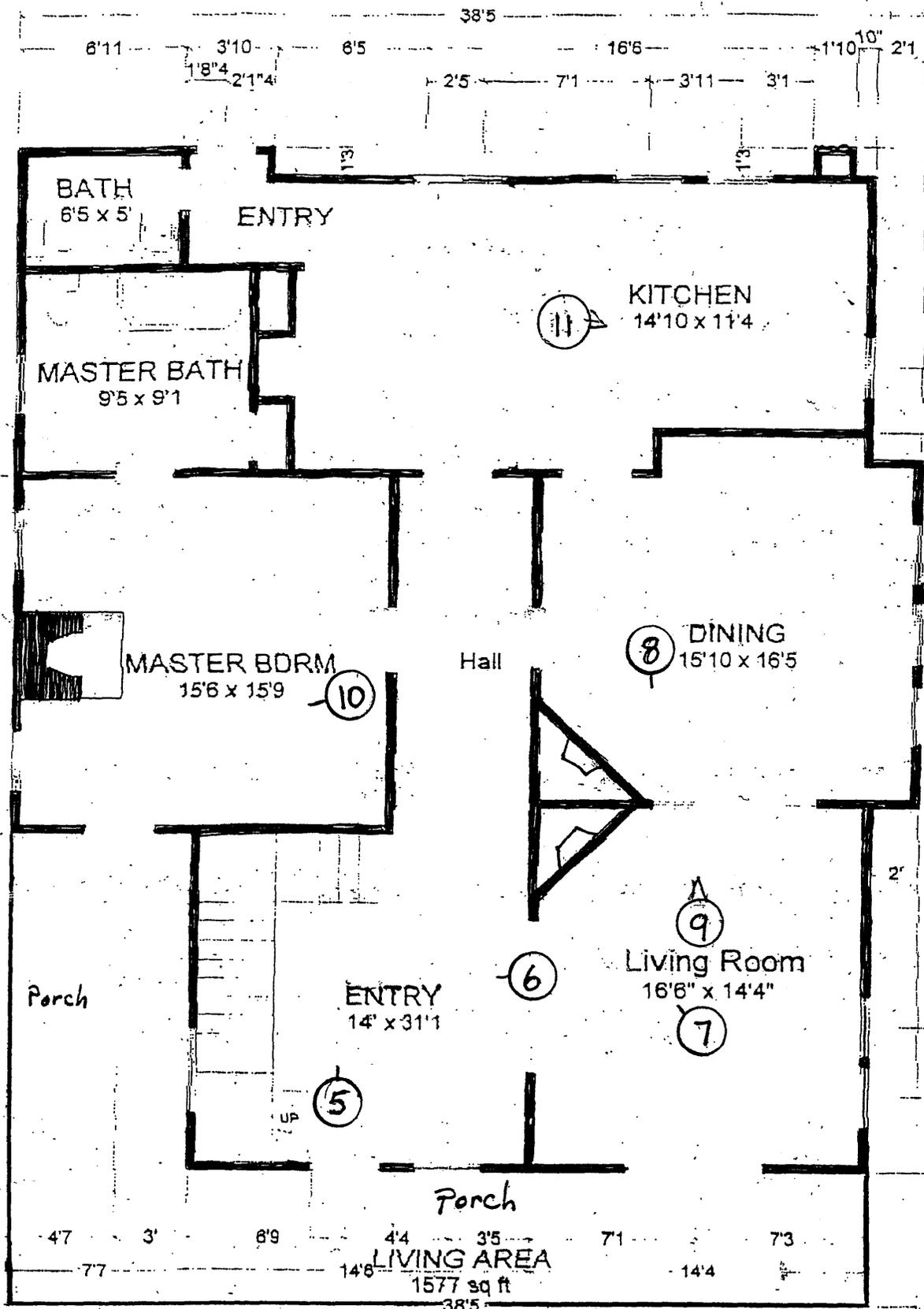
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SAPP HOUSE, PANAMA CITY,  
BAY COUNTY, FLORIDA  
Site, Boundary Map, & Photo Diagram

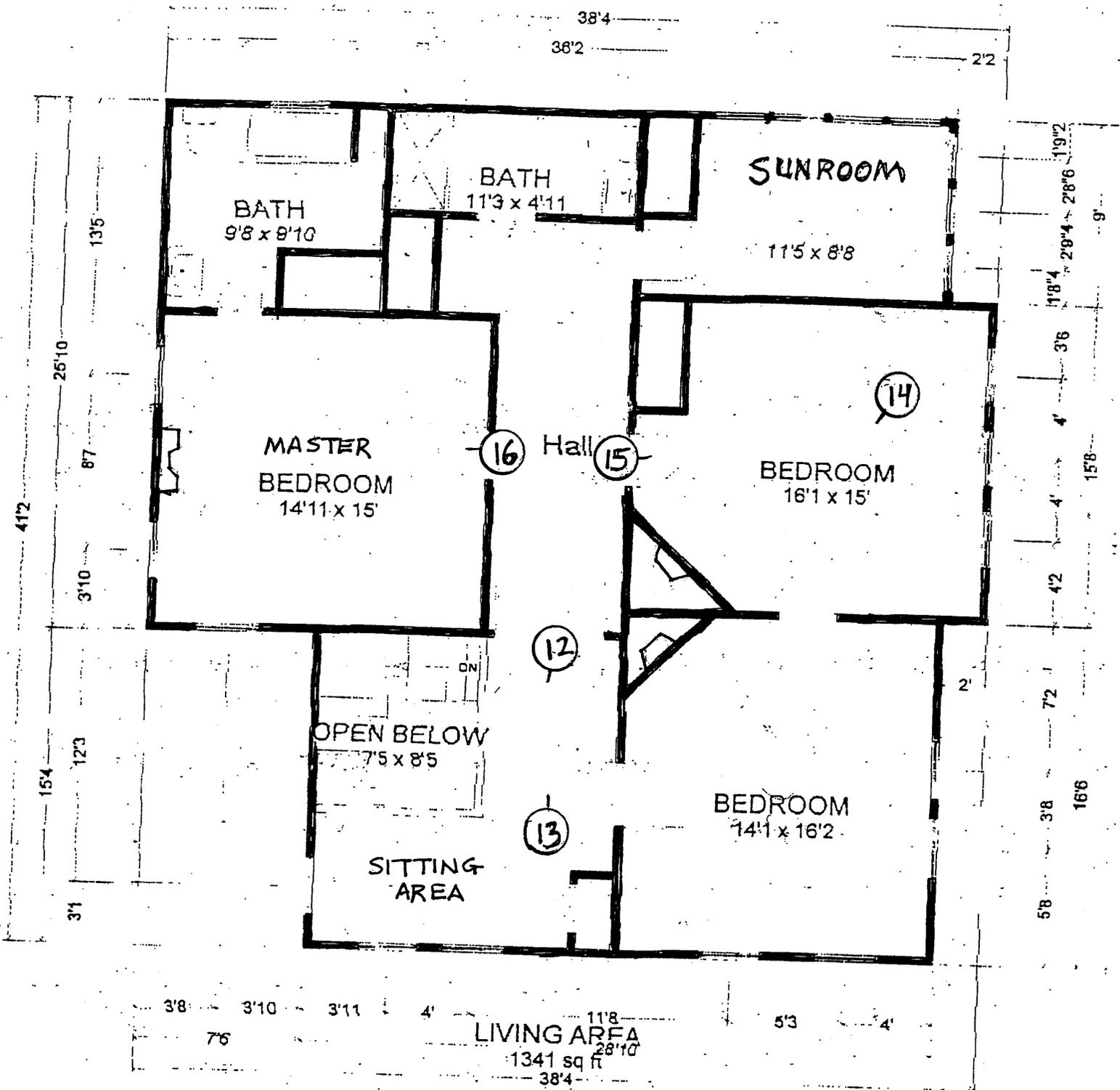




First Floor Plan

**SAPP HOUSE, PANAMA CITY,  
 BAY COUNTY, FLORIDA**  
 Floor Plan & Photo Diagram





Second Floor Plan

SAPP HOUSE, PANAMA CITY,  
 BAY COUNTY, FLORIDA

Floor Plan & Photo Diagram