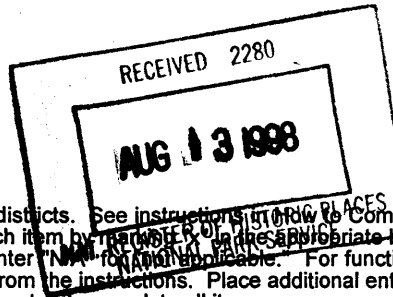


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on how to complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking 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 SHERMAN ARCADE

other names/site number _____

2. Location

street & number 228 Harrison Avenue

N/A not for publication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.)

George W. Purvis 7/30/98
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources
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) _____

Edson H. Beall 9-9-98
Signature of the Keeper Date of Action

Sherman Arcade
Name of Property

Bay Co., FL
County and State

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 "NA" if property is not part of a multiple property listing.)

_____ "NA" _____

Number of contributing resources previously listed in the National Register

_____ 0 _____

6. Function or Use

Historic Functions
(Enter categories from instructions)

COMMERCE: trade

Current Functions
(Enter categories from instructions)

VACANT: not in use

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: masonry vernacular

Materials
(Enter categories from instructions)

foundation STUCCO
walls STUCCO

roof ASPHALT
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
- # _____

Areas of Significance

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

1934-1948

Significant Dates

1934

Significant Person

Sherman, Walter Colquitt

Cultural Affiliation

N/A

Architect/Builder

Young, William A./unknown

Primary location of additional data:

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

Name of Repository

10. Geographical Data

Acreege of Property less than one

UTM References

(Place additional references on a continuation sheet.)

1	1	6	6	2	8	9	6	0	3	3	3	6	4	8	0
	Zone		Easting						Northing						
2															

3														
	Zone		Easting						Northing					
4														

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jodi Rubin/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date July 1998

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name C. Wes Pittman

street & number 314 Magnolia Avenue telephone 850-784-9000

city or town Panama City state FL zip code 32401

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 **SHERMAN ARCADE, PANAMA CITY, BAY CO.,
FLORIDA**

SUMMARY

The Sherman Arcade is located at 228 Harrison Avenue, Panama City, Bay County, Florida. Constructed in 1934, the two story masonry vernacular arcade has Mission Revival elements, and is of brick construction surfaced with stucco. The rectangular building has a low pitched monitor roof with a continuous skylight and sculpted parapets at the front and rear. The building has regularly spaced windows on the second floor which have been replaced with aluminum sash.

SETTING

The arcade is located at the southwest corner of the intersection of Harrison Avenue and Third Street in the midst of Panama City's central business district. Harrison Avenue is a primary commercial strip that runs to the southwest. Three blocks south is the city marina and auditorium located on St. Andrews Bay. Four blocks to the east is the county courthouse which is beside a water inlet, Massalina Bayou. Between the thoroughfares and the bayou are several blocks of residential development which include McKenzie Park. The park was also recently expanded onto Harrison Avenue. The land is flat and mature trees are present away from the commercial areas. This neighborhood adjacent to the bay, was the old commercial/civic center of the city.

PHYSICAL DESCRIPTION

Exterior

The two story masonry vernacular arcade is clad with rough textured stucco which covers a band of coping at the top of the parapets. All of the second story windows have been replaced with 2/2, single-hung aluminum sashes. The Sherman Arcade has a low pitched monitor roof clad with a built-up roofing system. Centered in the roof and running its entire length is a continuous flat skylight which is raised from the surface of the roof.

The main, northwest facade has a shaped parapet at the roof that hides the monitor roof (Photo #1). Originally, there were three rectangular openings on the first story. The central main entry is partially infilled with brick and has a wooden door, and is flanked by large storefronts that have been completely infilled with red brick and planters (Photo #2). Four pairs of French doors with iron balconies accented with curved brackets are

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Section number 7 Page 2 **SHERMAN ARCADE, PANAMA CITY, BAY CO.,
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at the second story. Above the main entrance are two metal sash windows with five lights. Within the gable end is a small, circular, fixed glass window.

The northeast elevation has 14 windows evenly spaced across the second story (Photo #3). On the first story are 6 small windows. Other small windows have been infilled across the center of the elevation.

The southwest elevation mirrors the northeast with 14 second story windows (Photo #4). Six small first story windows remain toward the northwest corner of the building.

The southeast, rear elevation has a central entrance with glass and metal double doors, fixed glass transom and sidelights (Photo #5). The original canopy remains over the doors. Two infilled windows are to the east of the doors. Six windows are evenly spaced across the second story. Two chimneys were added to the southeast elevation, as were electrical and other utility boxes. In the gable end is a circular motif infilled with stucco, reminiscent of the configuration on the main elevation.

Interior

Entering the recessed main door there is a central arcade walkway (Photo #6); a two story atrium with storefronts on the lower level and office space on the upper level. The arcade plaster walls, first floor concrete floors, second floor wood floors, trim, wooden panel doors, tin ceilings, interior storefronts and transoms remain intact (Photo #7). All the original openings and most of the original doors remain. The fenestration of the first floor consists of transom openings with double French doors and large plate glass storefronts. Several unit partitions have been altered with new partitions, paneling and dropped ceilings. Large store units are located by the main door, and smaller service rooms are to the south.

The second floor was accessed by stairs in the middle of the building which were removed. Office units lined both sides of the floor with bridge walkways joining the sides at the center and both ends (Photo #8). A balustrade consisting of two inch wooden square stock with circular motifs centered on each vertical member is supported by horizontal iron stock capped by heavy wooden hand rails (Photo #9). The baluster is supported by square paneled columns that line the walkway.

The Sherman Arcade is currently being renovated in accordance with the Secretary of the Interior's Standards for Rehabilitation (Photo #10).

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CONTINUATION SHEET**

Section number 7 Page 3 **SHERMAN ARCADE, PANAMA CITY, BAY CO.,
FLORIDA**

ALTERATIONS

Non-historic alteration include the installation of metal sash windows, and the enclosure of several windows on the northeast elevation. The glass and framework of the skylight appear to be non-historic replacements. The main entry door was replaced, and the entry space and adjacent storefront openings were filled with brick. The two chimneys and electrical connections to the southeast elevation are non-historic. Several office and retail spaces have been slightly altered by the addition of drywall partitions and drop ceilings.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 **SHERMAN ARCADE, PANAMA CITY, BAY CO.,
FLORIDA**

SUMMARY

The Sherman Arcade is nominated to the National Register on the local level under Criteria A and C in the areas of Commerce and Architecture. It is also significant under Criterion B for its association with Walter Colquitt Sherman, a Panama City businessman and promoter during the city's most dramatic period of growth. The building's construction was in response to the need for commercial space generated by the local economy during the 1920s. The building is also significant under Criterion C because it is the only arcade in Panama City. The Sherman Arcade is somewhat altered, but major features, especially the arcade, retain a high level of architectural integrity.

HISTORICAL CONTEXT

Panama City is located on St. Andrews Bay in the Florida Panhandle. The area was first settled in the 1820s, by wealthy Jackson County planters. Many of them had summer houses in the area to take advantage of the cool breezes off St. Andrews Bay. This settlement became known as St. Andrews. The area was known for its shipping operations, sawmills, fishing and cooler summer temperatures. During the Civil War the bay was used to ship cotton and other products from the Deep South, and it was a source of salt for preserving meat. The salt works and shipping efforts were often the target of Union attacks.

After the war, little growth occurred except for some fishing and sawmill activities, until the St. Andrews Bay Railroad, Land and Mining Company started promoting the St. Andrews area in the early 1880s. The company, which was located in Cincinnati, Ohio, advertised its land for agricultural and retirement purposes and the bay for its fish and shellfish. St. Andrews steadily grew and was incorporated in 1908.

To the east of St. Andrews, on Watson's Bayou, a sawmill was constructed in 1898 by Henry Bovis. He called it the St. Andrews Lumber Company. By 1901 the lumber company in Millville was sold to a German syndicate and renamed the German-American Lumber Company. In the early 1900s, when the railroad came to Panama City, the demand for lumber increased dramatically and the mill and the population of Millville grew. A settlement soon grew up around the mill and became known as Millville. Millville was incorporated in 1913. When U.S. involvement began in World War I and America declared war on Germany, the German-American Lumber

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Company was confiscated by the federal government. The mill was renamed the American Lumber Company. At the same time as the St. Andrews and Millville developments, the town of Harrison was started on land between the two settlements. This community faded and no serious and lasting development occurred until 1905 with the founding of the Gulf Coast Development Company and the coming of the railroad. George M. West, of Chicago, and Robert L. McKenzie, from Macon County, Georgia, were local officers of the company. They convinced the owner of the Atlanta and St. Andrews Bay Railway (the Bay Line) to come to Harrison, the area soon to be known as Panama City. The train arrived in 1908. The following year, Panama City incorporated and continued to grow. It soon had funding for street improvements, a water works, and a new bridge.

Bay County was created from Washington County in 1913 and the next year Panama City became the seat of government for the new county. The population continued to grow, but it became apparent that the area's timber resources were being depleted, and the timber industry would not last much longer. In order to attract major industry to the bay, some felt that the populations of the Panama City, St. Andrews, and Millville communities should be combined to show a relatively large community. In 1926, in a legislative action, the three communities were joined to create Panama City with a population of 5000.

The effects of the Florida Land Boom of the 1920s was felt in Panama City, and real estate and tourism became a big business for several years. Hotels were constructed, and new settlements, such as Lynn Haven, were developed. Better roads and bridges opened up the Gulf beaches to more tourist development.

The boom ended in 1926, but as the decade closed, a major new industry that community leaders were courting to replace the dying timber industry finally was established.

The International Paper Company announced that it would build its Southern Kraft Paper Mill on the site of the closing sawmill. The new pulp mill was operating 24 hours a day by 1932. It generated electricity which it sold to the local utility. The company purchased the railroad, built municipal docks and hired so many people that there was a housing shortage.

During the 1940s, the military took a more dominant role in the economy. Tyndall Air Force Base was established in 1941 and Wainwright Shipyard opened west of St. Andrews. Both of these operations brought a large workforce that enriched the local economy. After the war, promotion of the area tended toward tourism. Today, Panama City's economic base

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FLORIDA**

continues to be diversified, with most of the tourism business now taking place across the bridge in Panama City Beach.

SIGNIFICANCE

Walter C. Sherman

Walter Colquitt Sherman was born in 1880 at Lumpkin, Georgia. He volunteered for the Spanish American War and fought in Cuba. After the war he traveled to Texas and worked in an express office. He returned to Georgia, married, and in 1912 settled in Fountain, Florida, 30 miles northeast of Panama City. Sherman purchased the Enterprise Lumber Company there and began his career as a lumber man.

Sherman and his partner, Minor C. Keith, bought the American Lumber Company mill in Milleville in 1919, and renamed it the St. Andrews Bay Lumber Company. Keith, was the co-owner of the United Fruit Company and eventually owned part of the local railroad. Over the next decade, the partners amassed a lumber fortune with holdings spreading from the Florida panhandle, down past the City of Lake Wales, and extending to Okeechobee.

Sherman was involved in a number of other pursuits during his lengthy career. Around 1920 he built a pavilion and a 220 dressing room bathhouse on Hurricane Island with a motor launch from Panama City. During the same era he built the Pines Hotel in Panama City. He was also the major supporter and part owner of the Dixie-Sherman Hotel in downtown Panama City, started in 1925. It was an eight story hotel with a ballroom, roof top garden and 100 rooms. It was the tallest building in Panama City. Sherman was also involved in Lynn Haven, just north of Panama City, where he developed a golf course and had 4000 lots for sale. Sherman was an officer of the Atlanta and St. Andrews Bay Railway. In Panama City, he owned and operated a fishing fleet, an ice plant, a ship yard, the Andrews Bay Foundry and Machine Shop, a towing business, a store in Milleville, was the director of the Bay National Bank, and built the Sherman Arcade in the center of the business district.

Sherman was one of Panama City's major promoters. As a new resident he helped organize the Panama City Chamber of Commerce in 1920, and later served four terms as president. In the mid 1920s, he was among a powerful group of businessmen that realized that tourism was an industry that had to be courted. The Dixie-Sherman Hotel was constructed to house tourists and other visitors, including new residents and visiting businessmen. Sherman preached the need for a golf course and finally developed one in 1926 at

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Section number 8 Page 4 **SHERMAN ARCADE, PANAMA CITY, BAY CO.,
FLORIDA**

Lynn Haven. As the availability of timber diminished, Sherman helped search for a different employment base to support Panama City. Southern Kraft was eventually wooed to Panama City and purchased the St. Andrews Bay Lumber Company from Sherman. Southern Kraft, which eventually became the International Paper Company, constructed a large pulp mill on the site of the former operation in Millville. The pulp mill provided steady and well paying employment for many local residents. Because of the mill, the hard times of the Depression experienced in much of the rest of the country were little felt in Panama City.

In 1934, Sherman, during the dark days of the Depression, broke ground for another real estate venture, the Sherman Arcade. The building was to be constructed with offices on the second story and large rooms on the first floor to be used as shops. According to a paper of the time, the building was estimated to cost \$20,000. Sherman took advantage of the fact that more commercial space was needed to address the needs of the healthy Panama City economy and built the arcade. Sherman occupied office #9 on the second floor, and the arcade experienced full to near-full occupancy its first year. Retail establishments included a news stand, beauty shop, and clothing store. Offices included a dentist, lawyer, investments, shipping line, contractors, insurance, and the Girl Scouts. Sherman lived until 1967, and the arcade remained a commercial center well past the historic period.

Architecture

The Sherman Arcade is a vernacular building with several Mission Revival Style elements such as the shaped parapets and stucco exterior, and is the only arcade building in Panama City. According to surveys of the city directories and Sanborn maps, there were no other arcades in Panama City. This building form is unusual for the 1930s. Most arcades in Florida were constructed between the 1880s and the end of the Florida Land Boom in the mid 1920s. After the Depression, commercial building types changed in Florida with a separation of office and retail uses in small scale buildings, the rise of the detached commercial building on thoroughfares outside the downtown and the eventual advent of shopping centers. Panama City may have been behind the times stylistically, but the arcade exists because of the city's economic prosperity during the Depression years.

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Section number 8 Page 5 **SHERMAN ARCADE, PANAMA CITY, BAY CO.,
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The Sherman Arcade, like most others in Florida, consists of retail space on the first floor and offices on the second floor. The retail space is entered either from the street or from storefronts that line the interior first floor hallway of the arcade. A stairway provides access to the second floor's open walkway. As with many other arcades, the Sherman Arcade has a full length skylight that allows natural light to bathe the interior, an important feature in the days of uncertain electrical service and low wattage light bulbs.

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CONTINUATION SHEET

Section number 9 Page 1 SHERMAN ARCADE, PANAMA CITY, BAY CO.,
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Section number 9 Page 2 **SHERMAN ARCADE, PANAMA CITY, BAY CO.,
FLORIDA**

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Section number 10 Page 1 **SHERMAN ARCADE, PANAMA CITY, BAY CO.,
FLORIDA**

VERBAL BOUNDARY DESCRIPTION

Lots 9 & 10 in block 11 according to the plat of Gulf Coast Development Company's plat of Panama City, Florida, as recorded in Plat Book 4, page 9A, in the office of the Clerk of Court of Bay County.

BOUNDARY JUSTIFICATION

The property encompassed by the boundary has been historically associated with the Sherman Arcade.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photos Page 1 **SHERMAN ARCADE, PANAMA CITY, BAY CO.,
FLORIDA**

PHOTOGRAPHS

1. Sherman Arcade
2. Bay County, Florida
3. Wes Pittman
4. April 1997
5. Pittman, Manual, Thompson and Perry, P.A.
6. Main facade, looking southeast
7. Photo #1 of 12

Items 1-5 the same for all photographs.

6. Main facade, looking east
7. Photo #2 of 10

6. Northeast and southwest elevation, looking west
7. Photo #3 of 10

6. Southwest elevation, looking east
7. Photo #4 of 10

6. Southeast (rear) elevation, looking northwest
7. Photo #5 of 10

6. Arcade, looking southeast
7. Photo #6 of 10

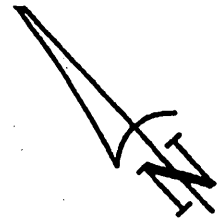
6. Interior storefronts, looking north
7. Photo #7 of 10

6. Arcade detail, looking south
7. Photo #8 of 10

6. Baluster and columns, looking southeast
7. Photo #9 of 10

6. Interior of bricked in storefront, looking northwest
7. Photo #10 of 10

SHERMAN ARCADE,
PANAMA CITY, BAY Co,
FL. - SITE PLAN

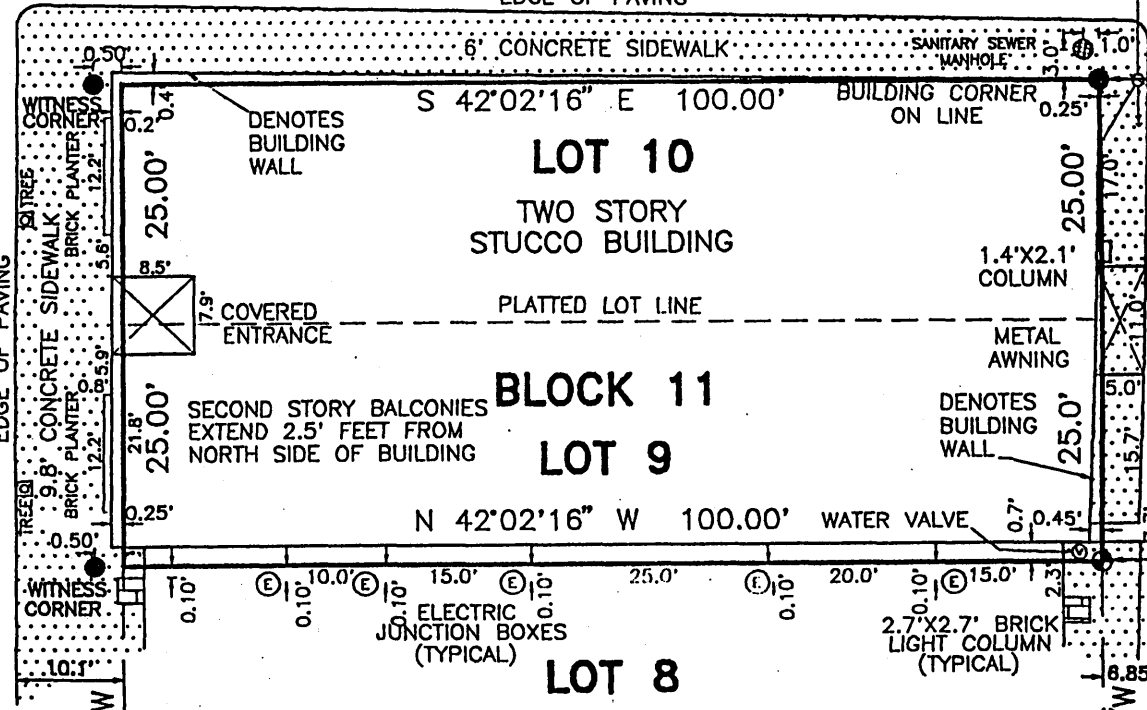


3RD COURT (PLATTED 3RD STREET) 40' R/W

S 42°02'16" E 125.00'

HARRISON AVENUE 75' R/W

N 47°57'44" E 50.00'



LOT 10
TWO STORY
STUCCO BUILDING

BLOCK 11
LOT 9

LOT 8

McKENZIE PARK
ENTRANCE

OVERHEAD POWER LINE

PARK STREET 40' R/W

POWER POLE
GUY ANCHOR

SANITARY SEWER
MANHOLE

BUILDING CORNER
ON LINE

METAL
AWNING

DENOTES
BUILDING
WALL

WATER VALVE

2.7'X2.7' BRICK
LIGHT COLUMN
(TYPICAL)

COVERED
ENTRANCE

SECOND STORY BALCONIES
EXTEND 2.5' FEET FROM
NORTH SIDE OF BUILDING

PLATTED LOT LINE

S 42°02'16" E 100.00'

N 42°02'16" W 100.00'

EDGE OF PAVING

6' CONCRETE SIDEWALK

DENOTES
BUILDING
WALL

TREES
WITH
CORNER

9.8' CONCRETE SIDEWALK
BRICK PLANTER

TREES
WITH
CORNER

10.1'

37.50'

20.0'

20.0'

EDGE OF PAVING

25.00'

25.00'

20.00'

8.85'

20.0'

20.0'

20.0'

50.00'

20.00'

20.00'

20.00'

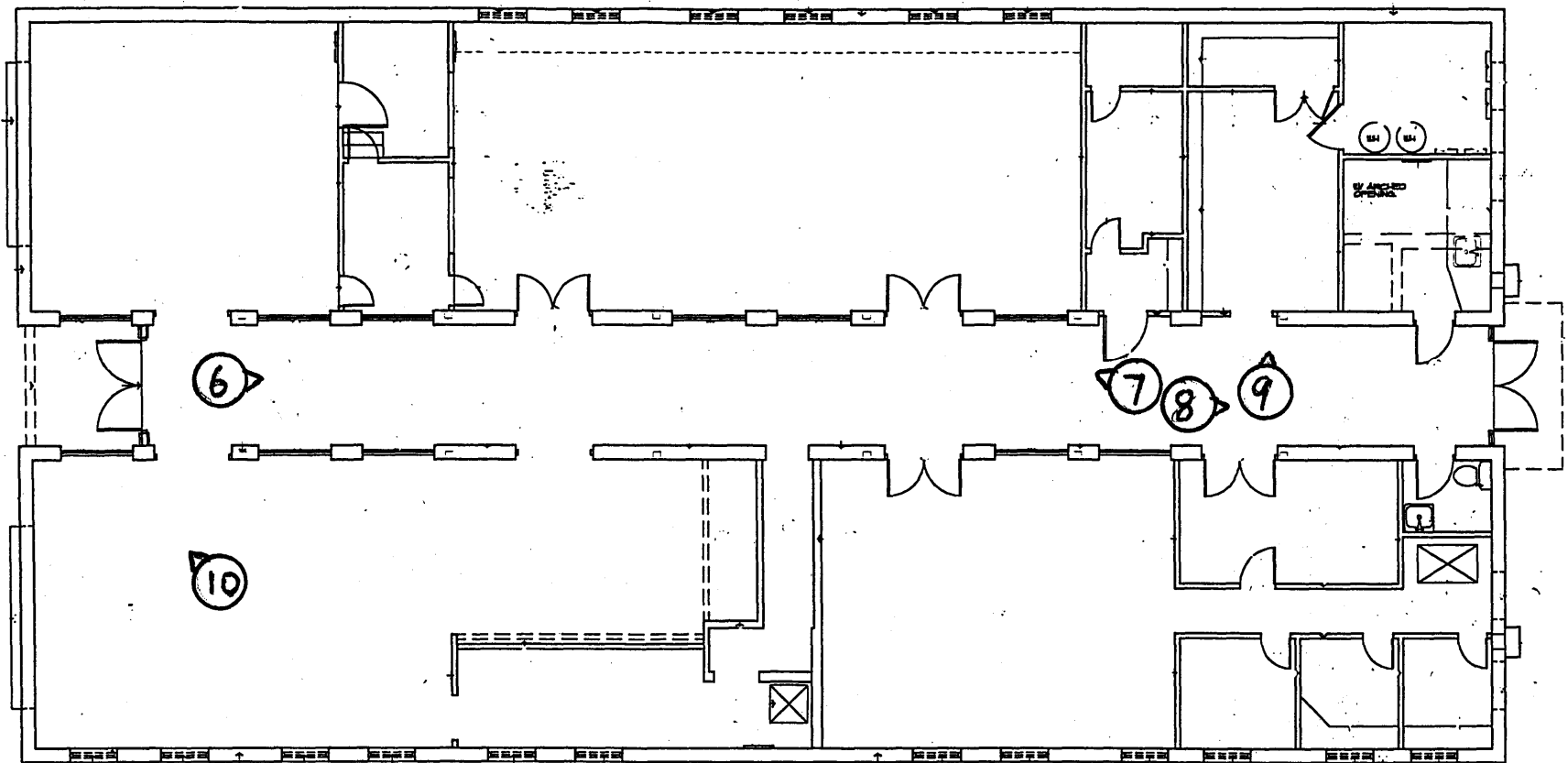
20.00'

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1

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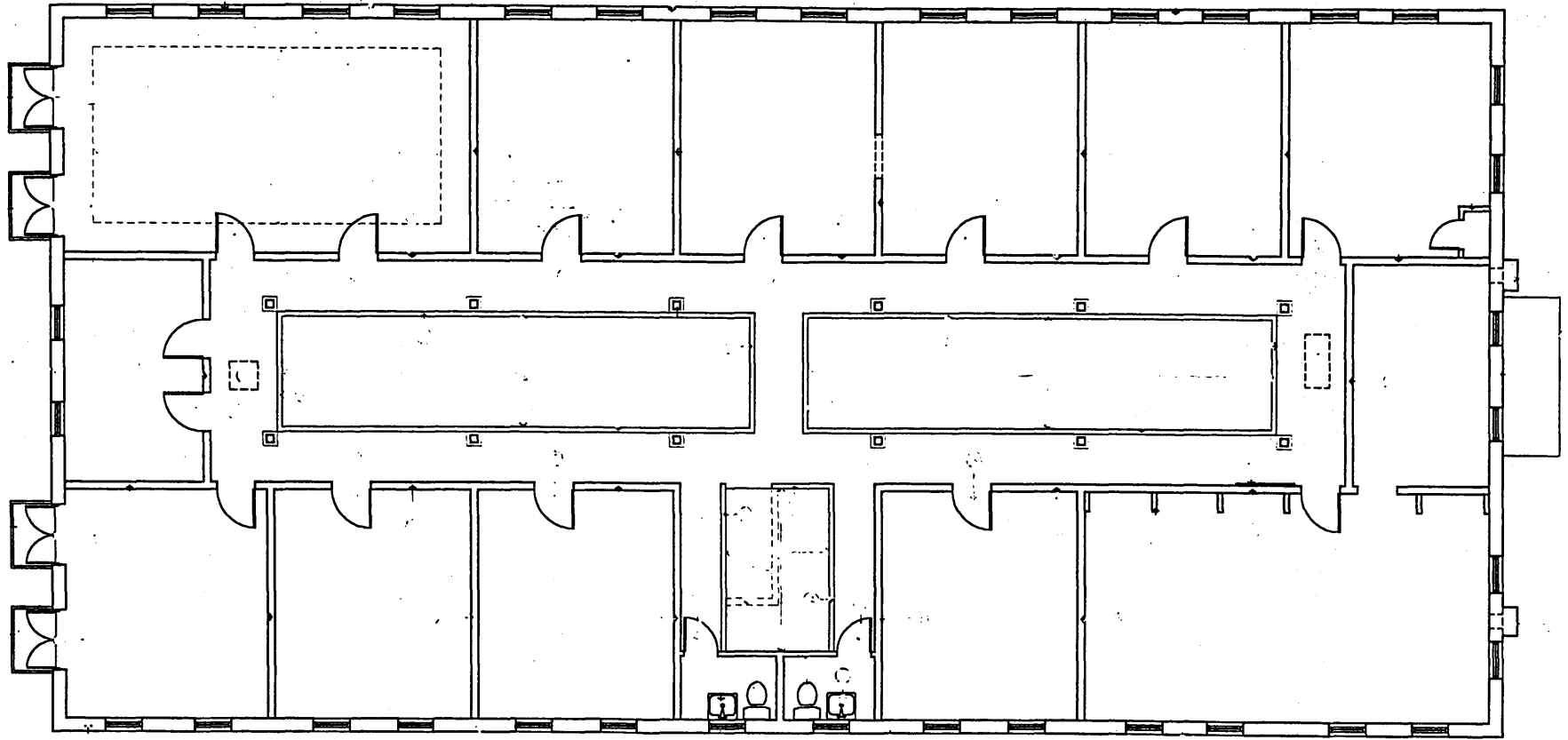
MCKENZIE PARK

EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



4

SHERMAN ARCADE, PANAMA CITY,
 BAY CO., FLORIDA
 FLOOR PLAN & PHOTO DIAGRAM



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



SHERMAN ARCADE, PANAMA CITY,
BAY CO., FLORIDA