

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received DOE
date entered

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic S & S Sandwich Shop

DA 117-11

and or common S & S Restaurant

NR 1-4-89

2. Location

street & number 1757 N.E. 2nd Avenue

not for publication

city, town Miami

vicinity of

state Florida

code FL

county Dade

code FL 025

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Charles and Jean Cavalaris

street & number 600 N. E. 36 Street, Apt. 1418

city, town Miami

vicinity of

state Florida 33137

5. Location of Legal Description

courthouse, registry of deeds, etc. Dade County Courthouse

street & number 75 W. Flagler Street

city, town Miami

state Florida 33130

6. Representation in Existing Surveys

title FMSF-Miami Multiple Resource
Historic Preservation Survey

has this property been determined eligible? yes no

date June, 1985

federal state county local

depository for survey records Bureau of Historic Preservation

city, town Tallahassee

state Florida 32399-0250

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

SEE CONTINUATION SHEET

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 The S & S Restaurant

DESCRIPTION:

Condition: Good

The S & S Restaurant is a one story concrete building constructed in 1938. Designed in the Art Deco style, this building is sheathed with Vitrolyte or structural glass in contrasting colors and is capped by a flat roof. Its west (front) elevation is only 12 feet wide.

The main entrance to the building is located on the southwest corner and consists of a single glass and metal door. Large plate glass windows flank the entrance on both the west and south facades. These windows are covered with a cantilevered sunshade or "eyebrow" that curves around the corner of the building. A canvas awning is located beneath the eyebrow.

The most outstanding architectural component of the building is its use of colored Vitrolyte arranged in a series of horizontal and vertical bands. A porthole window on the west facade is incorporated into the design. The original vertical sign has been replaced with a newer one.

The Vitrolyte surface extends to only the front portion of the south facade. The remainder is plain stucco. A smaller rectangular building is located on the rear of the lot. An alley adjoins the building on the south.

The interior retains its original counter configuration, Vitrolyte walls, and terrazzo floors. The original stools and stainless steel counter top have been replaced. The building retains a high degree of architectural integrity.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–1938	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1938 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

SEE CONTINUATION SHEET

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1 The S & S Restaurant

STATEMENT OF SIGNIFICANCE:

Specific Date: 1938

Architect: Unknown

The S & S Restaurant is architecturally significant as an excellent and well preserved example of a building type. The structure also exemplifies the application of the Art Deco style and modern building materials to a small-scale commercial building.

The S & S Restaurant is Miami's only known remaining example of the type of small restaurant that was popular throughout the United States during the 1930s. Diners and sandwich shops were once a common building type, but most of these have disappeared. The S & S Restaurant is particularly noteworthy for its design and materials, as evidenced in its application of horizontal and vertical bands of contrasting colors of Vitrolite and in its porthole window.

The opening of the S & S Restaurant took place on 6 July 1938, and it adjoined the original shop at 1769 N. E. 2nd Avenue operated for six years by its owners, Mr. and Mrs. A. G. Sease.¹ The building continues to operate today as a restaurant.

NOTES

1. "S & S Sandwich Shop," The Miami Herald, 6 July 1938.

9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

Acreeage of nominated property less than 1 acre
Miami

Quadrangle name Miami

Quadrangle scale 1:24000

UTM References

A

1	7	5	8	1	1	1	0	2	8	5	2	7	9	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

Verbal boundary description and justification

Miami, The northerly 31.65 feet of Lot 8 of Block 11 of the plat of MIRAMAR (PB 5-4)
boundary follows historic/legal boundary: footprint of the building

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

11. Form Prepared By

name/title Sarah Eaton/Vicki L. Welcher, Historic Sites Specialist
organization Bureau of Historic Preservation date October, 1988
street & number 500 South Bronough Street telephone (904) 487-2333
city or town Tallahassee state Florida 32399-0250

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *George W. B...*
title State Historic Preservation Officer date October 17, 1988

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

FLORIDA

Dade County

Martina Apartments
Downtown Miami MRA
1023 S. Miami Ave.
Miami 1/04/89 88002981

Meyer--Kiser Building
Downtown Miami MRA
139 N.E. 1st Building
Miami 1/04/89 88002991

Old US Post Office and Courthouse
Downtown Miami MRA
100--118 N.E. 1st Ave.
Miami 1/04/89 88002962

Palm Cottage
Downtown Miami MRA
60 S.E. 4th St.
Miami 1/04/89 88002957

Priscilla Apartments
Downtown Miami MRA
318--320 N.E. 19th St. and 1845 Biscayne Blvd.
Miami 1/04/89 88002986

S & S Sandwich Shop
Downtown Miami MRA
1757 N.E. 2nd St.
Miami 1/04/89 88002994

Security Building
Downtown Miami MRA
117 N.E. 1st Ave.
Miami 1/04/89 88002990

Shoreland Arcade
Downtown Miami MRA
120 N.E. 1st St.
Miami 1/04/89 88002992

Southside School
Downtown Miami MRA
45 S.W. 13th St.
Miami 1/04/89 88002980

Walgreen Drug Store
Downtown Miami MRA
200 E. Flagler St.
Miami 1/04/89 88002982

INDIANA

Hamilton County

Craycraft, Daniel, House
1095 E. Conner St.
Noblesville 1/04/89 88003040

Lake County

Lake County Sheriff's House and Jail
232 S. Main St.
Crown Point 1/04/89 88003039

STOHS
↑

HERBORDT

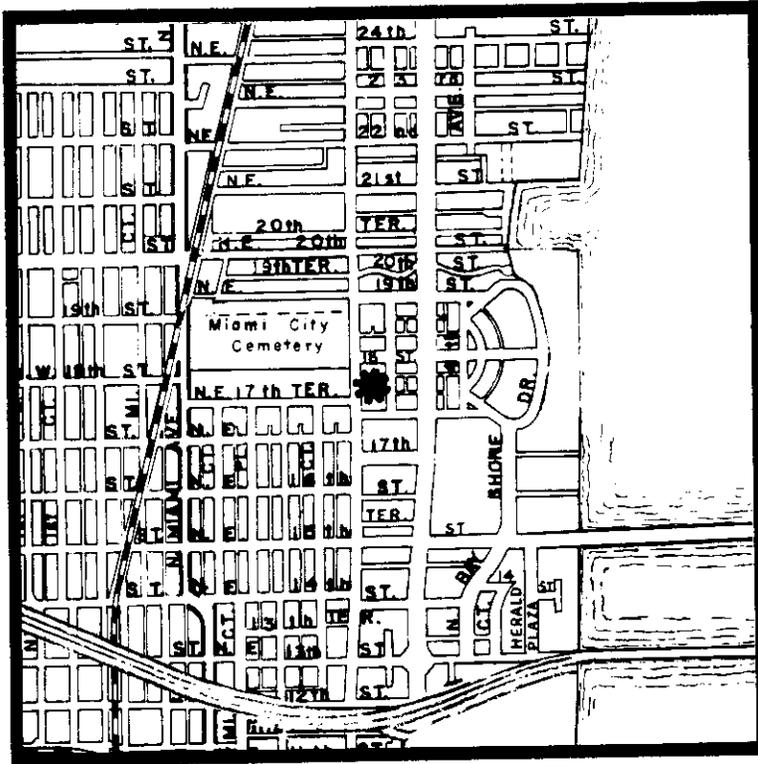
SW S

STOHS



S & S RESTAURANT

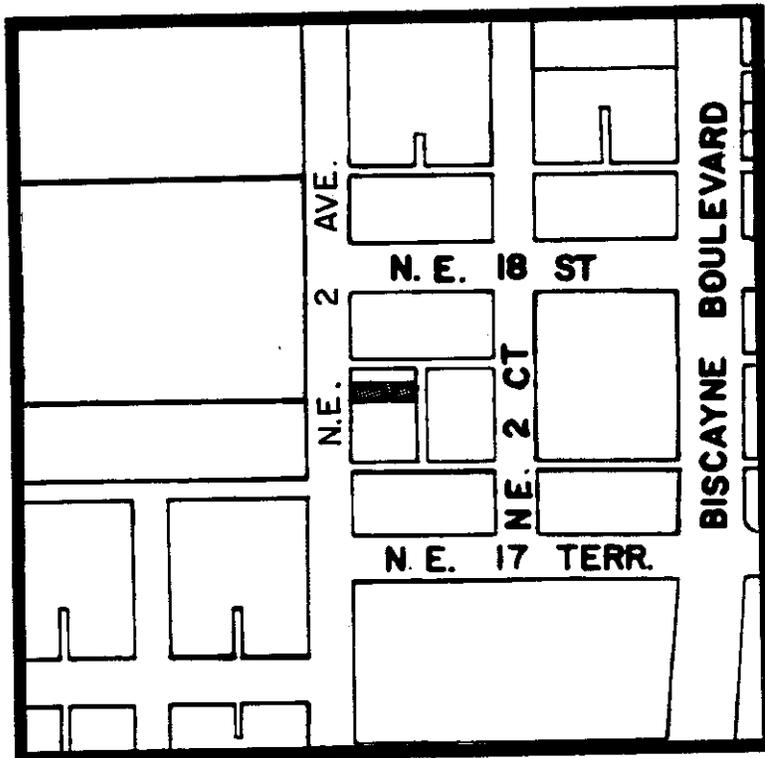
1757 N. E. 2nd AVENUE



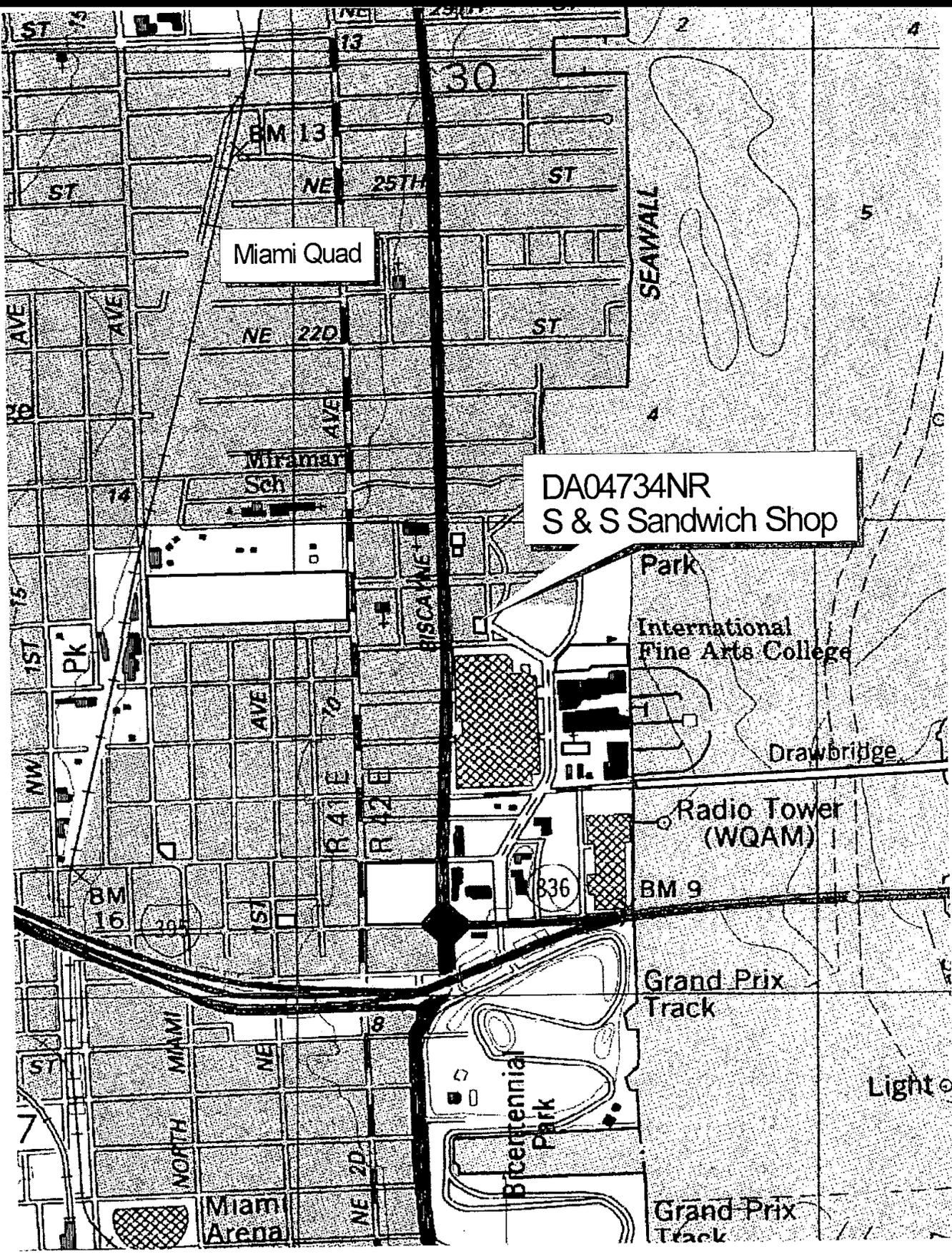
Miami Quad
53S/42E/31



location



site plan



Miami Quad

DA04734NR
S & S Sandwich Shop

BM 13

NE 25TH ST

NE 22D AVE

Miramar Sch

SEAWALL

Park

International Fine Arts College

Drawbridge

Radio Tower (WQAM)

BM 16

BM 9

Grand Prix Track

Bicentennial Park

Light

Miami Arena

Grand Prix Track

HISTORICAL STRUCTURE FORM

Site #8: DA04734

First site form recorded for this site? ** blank **

Identifying code (field date): MELD

Cultural resource type: Historical Structure

Form type code: MELD form (old System 1 data)

Form status code: Active Form code

Form quality ranking: ** blank **

Recorder #: ** blank **

Field Date: ** blank **

Form Date: 04/03/1989

Staffer: ** blank **

Date of FMSF computer entry: 04/03/1989

Site name(s): S & S SANDWICH SHOP

[Other name(s)]: ** blank **

Mult. list #: DA05123

Survey names: ** blank **

Survey #: ** blank **

National register category: Building(s)

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: ** blank **

Cross streets nearest/between: ** blank **

City/town: MIAMI

In current city limits? ** blank **

County: ** blank **

Tax parcel #: ** blank **

Subdivision name: MIRAMAR

Block: ** blank **

Lot no.: ** blank **

Ownership type: COPR

Name of pubtract (e.g., park): ** blank **

Route to (or vicinity of): ** blank **

MAPPING

USGS map name/year of publication or revision: MIAMI/**

Township/Range/Section/Qtr: 53 South/42 East/31/**

Irregular section: ** blank **

Landgrant: ** blank **

UTM Zone/Easting/Northing: 17/581110/2852790

Plat or other map (map's name, location): ** blank **

DESCRIPTION

Style: Art Deco: ca. 1920-1940

[Other style]: ** blank **

Exterior plan: ** blank **

[Other exterior plan]: ** blank **

No. stories: 1

Structural system(s): ** blank **

[Other structural system(s)]: ** blank **

Foundation types: ** blank **

[Other foundation type]: ** blank **

Foundation materials: ** blank **
[Other foundation materials]: ** blank **
Exterior fabrics: ** blank **
[Other exterior fabrics]: ** blank **
Roof types: ** blank **
[Other roof types]: ** blank **
Roof materials: ** blank **
[Other roof materials]: ** blank **
Roof secondary structures (dormers etc): ** blank **
[Other roof secondary structures]: ** blank **
Chimney no.: ** blank **
Chimney materials: ** blank **
[Other chimney materials]: ** blank **
Chimney locations: ** blank **
Windows (types, materials, etc.): ** blank **
Main entrance (stylistic details): ** blank **
of open porches: ** blank **
of closed porches: ** blank **
of incised porches: ** blank **
Porch locations: ** blank **
Porch roof types: ** blank **
Exterior ornament: ** blank **
Interior plan: ** blank **
[Other interior plan]: ** blank **
Condition: ** blank **
Narrative description: ** blank **
Commercial surroundings (proportion): ** blank **
Residential surroundings (proportion): ** blank **
Institutional surroundings (proportion): ** blank **
Undeveloped surroundings (proportion): ** blank **
Ancillary features (no., outbuildings, etc.): Recorded on original database as 0OUTBLDGS (see form)
Artifacts or other remains: ** blank **
FMSF Archaeological form completed? ** blank **

HISTORY

Construction year (e.g. C1933, 1936+, 1936-): 1938
Architect (last name first): ** blank **
Builder (last name first): ** blank **
Change status/year changed/date noted/nature: ** blank **
Original, intermediate, present uses/year started/year ended: Restaurant/ORIG/ORIG; Restaurant/PRES/PRES
[Other uses]: ** blank **
Ownership history (esp. original owners): ** blank **

RESEARCH METHODS

Research methods: ** blank **
[Other research methods]: ** blank **

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? Eligible for local registry of significant sites
Local register eligible for: ** blank **
Individually elig. for Nat. Register? Eligible for NR considered independently
Potential contributor to NR district? Potential contributor, National Register district
Area(s) of historical significance: ** blank **

[Other historical associations]: ** blank **

Explanation of evaluation: ** blank **

DOCUMENTATION (PHOTOS, PLANS, ARTIFACTS)

Repositories: Collection/Housed/ACC#/Describe ** blank **

RECORDER

Recorder name (last name first): EATON, SARAH

Recorder address and phone: ** blank **

Recorder affiliation: ** blank **

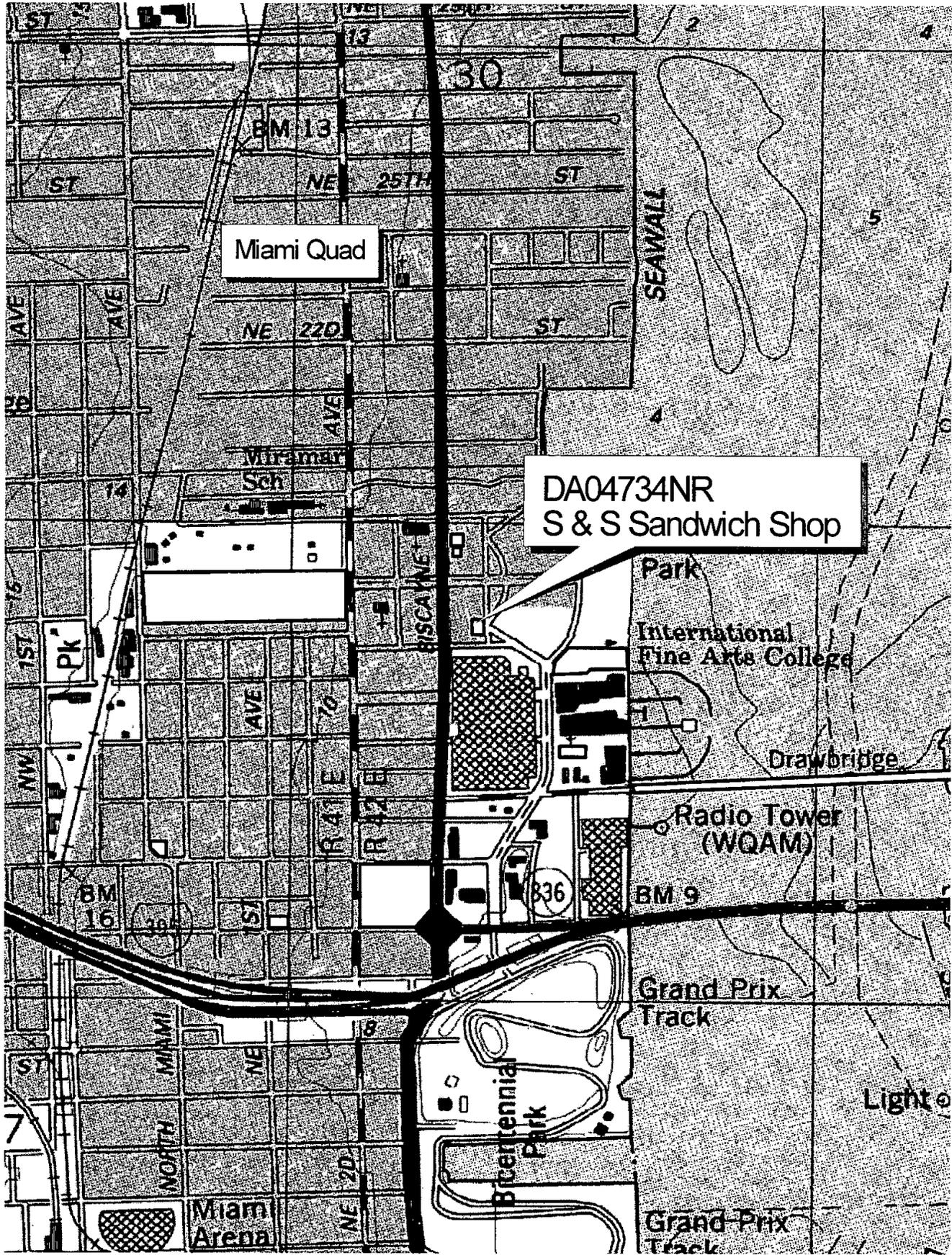
[Other affiliation]: ** blank **

Memo information status: ** blank **

Is text-only supplement file attached? ** blank **

Text-only supplement file status (FMSF-staff only): ** blank **

Form comments by FSF staff: ** blank **



Miami Quad

DA04734NR
S & S Sandwich Shop

Park
International
Fine Arts College

Radio Tower
(WQAM)

BM 9

Grand Prix
Track

Bicentennial
Park

Grand Prix
Track

Miami
Arena

Light o

SEAWALL

ST

BM 13

NE 25TH

NE 22D

AVE

Virammar
Sch

BISCAYNE

AVE

70

R 41 E

R 42 E

Pk

NW

1ST

BM 16

ST

NORTH MIAMI

NE

8

NE 2D

30

5

336

336

Page 1
 original
 update

**HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE**

Version 1.1: 3/89

site 8 DA 4734

Recorder # _____

SITE NAME S & S sandwich shop
HISTORIC CONTEXTS DEPR
NAT. REGISTER CATEGORY Bldg
OTHER NAMES OR MSF NOS S & S RESTAURANT
COUNTY DADE OWNERSHIP TYPE COPR
PROJECT NAME _____ DHR NO _____
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 1757 NE 2ND Avenue CITY Miami
VICINITY OF / ROUTE TO _____

SUBDIVISION Miramar BLOCK NO 11 LOT NO 8
PLAT OR OTHER MAP _____
TOWNSHIP 53S RANGE 42E SECTION 31 1/4 _____ 1/4-1/4 _____
IRREGULAR SEC? y n LAND GRANT _____
USGS 7.5' MAP Miami
UTM: ZONE 17 EASTING 581110 NORTHING 2852790
COORDINATES: LATITUDE _____ D _____ M _____ S LONGITUDE _____ D _____ M _____ S

HISTORY

ARCHITECT: F _____ M _____ L UNKN
BUILDER: F _____ M _____ L _____
CONST DATE 1938 CIRCA _____ RESTORATION DATE(S): _____
MODIFICATION DATE(S): _____
MOVE: DATE _____ ORIG LOCATION _____
ORIGINAL USE(S) REST
PRESENT USES(S) REST

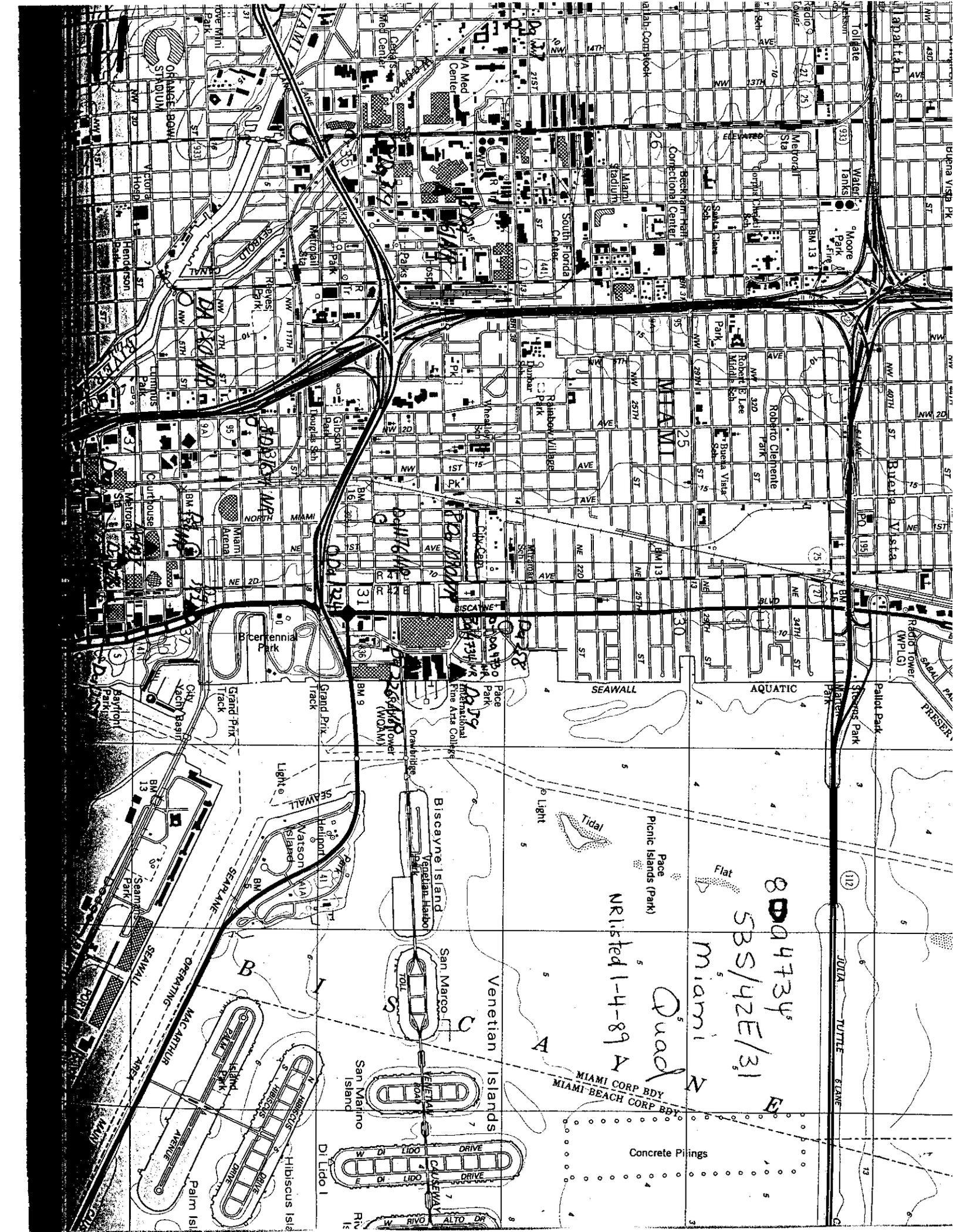
DESCRIPTION

STYLE ARTD
PLAN: EXTERIOR SQAR
INTERIOR OTHR
NO.: STORIES 1 OUTBLDGS _____ PORCHES _____ DORMERS _____
STRUCTURAL SYSTEM(S) CONC
EXTERIOR FABRIC(S) GLPS
FOUNDATION: TYPE _____ MATLS _____
INFILL _____
PORCHES _____
ROOF: TYPE _____ SURFACING _____
SECONDARY STRUCS. _____
CHIMNEY: NO _____ MTLs _____ LOCNS _____
WINDOWS FIXED - PLATE GLASS
EXTERIOR ORNAMENT _____
CONDITION GOOD SURROUNDINGS COMM
NARRATIVE (general, interior, landscape, context; 3 lines only)

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? y n (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS _____

9



804734
SBS/4ZE/31
Miami
Quad N
E

NRI listed 1-4-89 A

MIAMI CORP BDY
MIAMI BEACH CORP BDY

Concrete Piling

Venetian Islands

Biscayne Island
Vegetian Harbor

San Marco

San Marino Island

Di Lido I

Hibiscus Island

Palm Island

Seawall

Seawall

Seawall

Seawall

Seawall

Seawall

Seawall



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8DA4734

Recorder # 55

Recorder Date 9/12/06

 Original
 Update

Site Name S & S Sandwich Shop Other Names 13353
 Project Name Miami Streetcar Alternatives Analysis
 Historic Contexts Depression/New Deal National Register Category Building

LOCATION and IDENTIFICATION

Address 1757 NE 2nd Avenue
 Vicinity of E side of NE 2nd Avenue between NE 17th Avenue and NE 18th Avenue
 City Miami County Dade
 Ownership Private-corporate Subdivision _____ Block # _____ Lot # _____

MAPPING

USGS Map MIAMI Township 53S Range 42E Section 31
 Quarter _____ Qtr Qtr _____ Irregular Section _____ UTM Zone 17
 Easting 581145 Northing 2853004 Land Grant Unknown
 Latitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1938 Circa
 Alterations Date 1970s, 2004 Type/Location some windows replaced original sign replaced
 Additions Date 1970's Type/Location security bars and storm shutters added to store front windows
 Moved Original Location _____
 Use Original Restaurant Use Present Restaurant

DESCRIPTION

Style Art Deco Exterior Plan Rectangular Interior Plan Unknown Stories 1
 Structural System Cast iron skeleton; Concrete block Exterior Fabric Stucco; Pigmented structural glass
 Foundation Continuous Foundation Materials Concrete block Foundation Infill N/A
 No. of Porches 0 Locations/Features N/A
 Main Entrance (stylistic details): _____
 Outbldgs. Number 1 Nature/Location (Describe below)
E/1-story historic masonry vernacular, flat roofed attached to rear with eyebrow ledge
 Roof Type Flat Roofing Materials Built-up roof
 Secondary Structures Comments Not applicable Location _____
 Chimneys Number 0 Orientation N/A Location N/A Material Not applicable
 Wood Windows Type _____ Light # _____
 Metal Windows Type fixed; awning; casement Light # 1; 4; 8
 Exterior Ornament Colored Vitrolyte structural glass, octagonal window with metal grille, metal eyebrow ledge,
 Condition Good Surroundings Urban, Commercial

Narrative (general, interior, landscape, context; 3 lines only)

see continuation sheet

Archaeological Remains Present FMSF Archaeological Site Form Completed (if yes, attach)

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes No Likely, Need Information Insufficient Information Potential Contributor to Nat. Reg. District? Yes No Likely, Need Information Insufficient Information

Areas of Significance

Architecture; Community planning & development

Summary of Significance

see continuation sheet

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d		(See National Register Bulletin 15, p. 2)		

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Tax records

Bibliographic References

Location of Negatives Janus Research Negative Numbers Roll 26101, #4734, Facing NE

RECORDER INFORMATION

Recorder Name Brian Koepnick

Recorder Affiliation JANUS RESEARCH, 1300 N. Westshore Blvd Suite 100, Tampa, Florida 33607 Telephone 813-636-8200

- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5

SITE NAME: S & S Sandwich Shop

A. NARRATIVE DESCRIPTION

This one-story restaurant, constructed in 1938, is located on the east side of NE 2nd Avenue, between NE 18th Street and NE 17th Terrace in Township 53 South, Range 42 East, Section 30 (USGS Miami Quadrangle 1988 PI 1990) in the city of Miami, Miami-Dade County, Florida. This Art Deco building has a rectangular plan and a masonry structural system that rests on a continuous concrete foundation. The flat roof is sheathed in built-up materials, and most of the exterior wall surfaces are covered in Vitrolyte glass. Stucco covers the rear kitchen portion. The metal windows are fixed, awning, and casement types with one, four, and eight lights apiece. There is an octagonal porthole window covered with a grille on the west elevation. Exterior ornamentation consists of a metal eyebrow ledge above the entry on the southwest corner and neon trim along the roofline. A vertical sign with the name of the restaurant is attached to the west elevation. Alterations include the addition of security bars, replacement of windows, and the addition of security shutters over the storefront windows. A Masonry Vernacular, flat-roofed outbuilding with an eyebrow ledge is located to the east of the main building.

B. SUMMARY OF SIGNIFICANCE

The S & S Restaurant opened for business on July 6, 1938. The Depression-era commercial building was listed in the *NRHP* on January 4, 1989 as part of the Multiple Resources of Downtown Miami MPS due to its architectural significance. It is architecturally significant because it stands as an excellent and well-maintained example of the diner building type, popularized during the 1930s. The building also illustrates the application of the Art Deco style and building materials of the 1930s to a small-scale commercial building. The S & S Restaurant is the only remaining all countertop diner of this nature extant in Miami. This building was locally listed on June 17, 2003

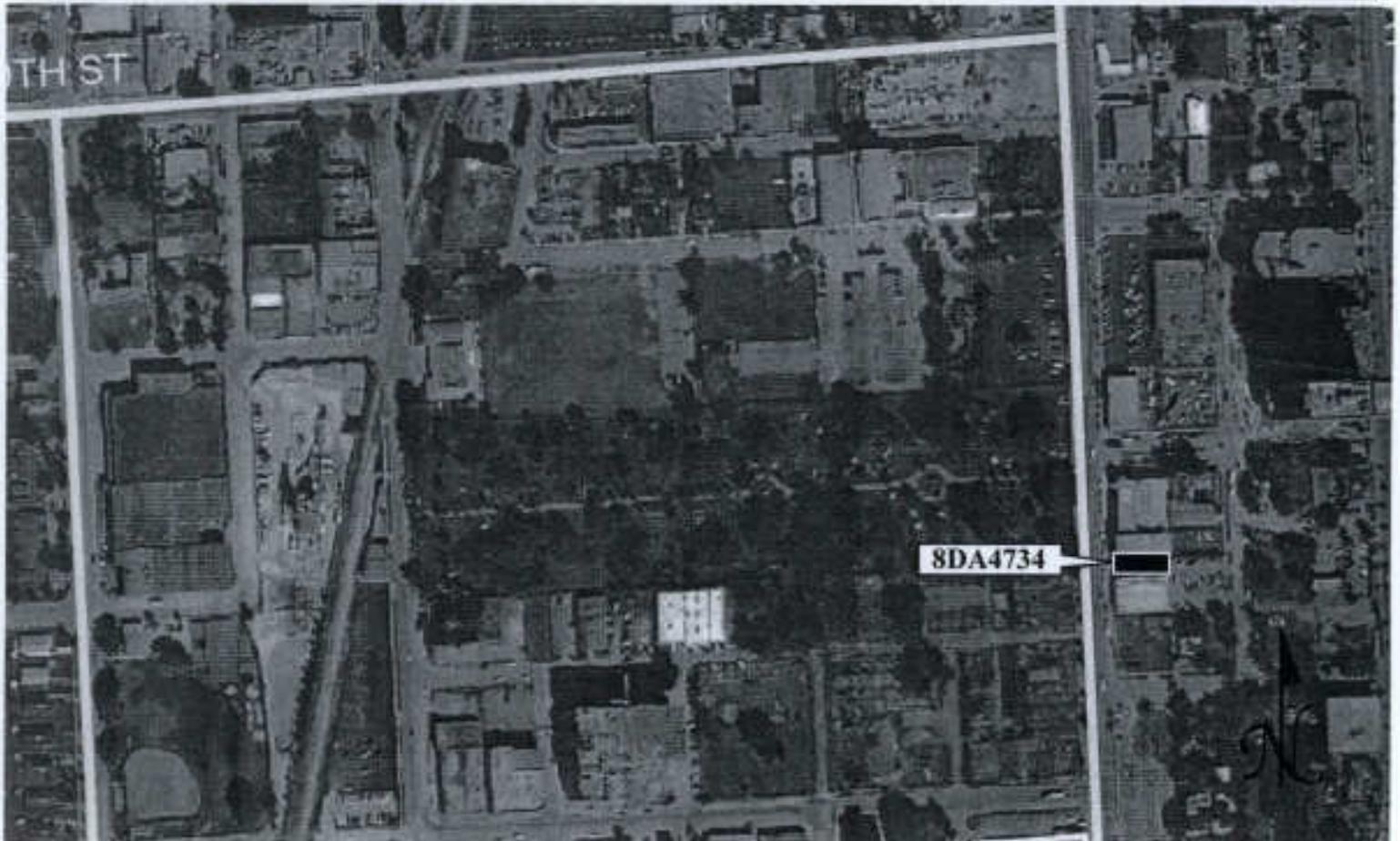
C. HISTORY AND REFERENCES CITED OF PAST WORK AT SITE

Janus Research
2001 Cultural Resources Assessment Survey of the Downtown Miami DRI
Expansion Area.

PHOTOGRAPH



SKETCH MAP



8DA4734

S & S Sandwich Shop

Miami

Miami Streetcar Alternatives Analysis

Brian Koepnick, photographer

9/12/06

Janus Research, Tampa, Florida

Roll 26101, #4734, Facing NE

USGS QUADRANGLE MAP



Location of 8DA4737
USGS Quadrangle: Miami (1988 PR 1990)