United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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

1. Name

historic S & S Sandwich Shop

and or common S & S Restaurant

2. Location

street & number 1757 N.E. 2nd Avenue

city, town Miami ___ vicinity of

state Florida code FL county Dade code FL 025

3. Classification

<table>
<thead>
<tr>
<th>Category</th>
<th>Ownership</th>
<th>Status</th>
<th>Present Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>district</td>
<td>public</td>
<td>occupied</td>
<td>agriculture</td>
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<tr>
<td>building(s)</td>
<td>private</td>
<td>unoccupied</td>
<td>commercial</td>
</tr>
<tr>
<td>structure</td>
<td>both</td>
<td>work in progress</td>
<td>educational</td>
</tr>
<tr>
<td>site</td>
<td>Public Acquisition in process</td>
<td>entertainment</td>
<td>government</td>
</tr>
<tr>
<td>object</td>
<td>being considered</td>
<td>Industrial</td>
<td>scientific</td>
</tr>
</tbody>
</table>

Accessibility: yes: restricted __ no

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 X county __ local

depository for survey records Bureau of Historic Preservation

city, town Tallahassee state Florida 32399-0250
### 7. Description

<table>
<thead>
<tr>
<th>Condition</th>
<th>Check one</th>
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</tr>
</thead>
<tbody>
<tr>
<td>X excellent</td>
<td>deteriorated</td>
<td>X original site</td>
</tr>
<tr>
<td>good</td>
<td>unaltered</td>
<td>moved</td>
</tr>
<tr>
<td>fair</td>
<td>ruins</td>
<td>date</td>
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<td></td>
<td>altered</td>
<td></td>
</tr>
<tr>
<td></td>
<td>unexposed</td>
<td></td>
</tr>
</tbody>
</table>

Describe the present and original (if known) physical appearance

SEE CONTINUATION SHEET
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

<table>
<thead>
<tr>
<th>Period</th>
<th>Areas of Significance—Check and justify below</th>
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</thead>
<tbody>
<tr>
<td>—— prehistoric</td>
<td>—— archeology-prehistoric</td>
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<tr>
<td>1400–1499</td>
<td>—— archeology-historic</td>
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<tr>
<td>1500–1599</td>
<td>—— agriculture</td>
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<td>—— architecture</td>
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<td>—— art</td>
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<td>—— commerce</td>
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<td>—— communications</td>
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<td>—— exploration/settlement</td>
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<td>—— sculpture</td>
</tr>
<tr>
<td></td>
<td>—— social/</td>
</tr>
<tr>
<td></td>
<td>—— theater</td>
</tr>
</tbody>
</table>

Specific dates | 1938 |
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 Vitrolyte 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
9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

Acreage of nominated property: less than 1 acre

Quadranget name: Miami

Quadrangle scale: 1:24000

UTM References

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

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

<table>
<thead>
<tr>
<th>state</th>
<th>code</th>
<th>county</th>
<th>code</th>
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</thead>
<tbody>
<tr>
<td>state</td>
<td>code</td>
<td>county</td>
<td>code</td>
</tr>
</tbody>
</table>

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

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: [Signature]

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

Signature: [Signature]

Date: [Date]

Keeper of the National Register

Attest: [Signature]

Date: [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
S & S RESTAURANT
1757 N. E. 2nd AVENUE

Miami Quad
53S/42E/31

location
site plan
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 #: DA05173
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 subtract (e.g., park): ** blank **
Route to (or vicinity of): ** blank **

MAPPING

USGS map name/year of publication or revision: MIAMI/**
Township/Range/Section/Out: 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 0OUTBLDG (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**

RECODER

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**
HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 1.1: 3/89

SITE NAME S & S Sandwich Shop

HISTORIC CONTEXTS DFR

NAT. REGISTER CATEGORY
OTHER NAMES OR MSF NOS S & S RESTAURANT
COUNTY Dade
PROJECT NAME
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 1757 N E 2ND Avenue
VICINITY OF ROUTE TO

SUBDIVISION Minami
PLAT OR OTHER MAP
TOWNSHIP S B S
RANGE 42 E
SECTION 31 1/4
1/4-1/4
IRREGULAR SEC? 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: M L UNKN
BUILDER: M L
CONST DATE 1936 CIRCA
RESTORATION DATE(S):
MODIFICATION DATE(S):
MOVE: ORIG LOCATION
ORIGINAL USE(S) REST
PRESENT USE(S) REST

DESCRIPTION
STYLE ART DECO
PLAN: EXTERIOR SQR
INTERIOR
OUTBLDGS ORTH
STORIES 4 PORCHES
DORMERS
STRUCTURAL SYSTEM(S) CONC
EXTERIOR FABRIC(S) GLPS
FOUNDATION: TYPE MATL
INFILL
PORECHES
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
ARTIFACTS OR OTHER REMAINS

NR listed 1-4-89
MULT LIST 8DA 523

site 8DA 4734
Recorder #
RECORDER'S EVALUATION OF SITE AREAS OF SIGNIFICANCE

ELIGIBLE FOR NAT. REGISTER? \checkmark y n likely, need info insf inf
SIGNIF. AS PART OF DISTRICT? \checkmark y n likely, need info insf inf
SIGNIFICANT AT LOCAL LEVEL? \checkmark y n likely, need info insf inf

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)

* * *DHR USE ONLY* * * * * * * * * * * * * * * * * * * DHR USE ONLY * *
* *
* DATE LISTED ON NR \text{1-4-89} *
* KEEPER DETERMINATION OF ELIG. (DATE): \text{YES 1-4-89} -NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): \text{YES 10-17-89} -NO _____ *
* LOCAL DETERMINATION OF ELIG. (DATE): \text{YES} -NO _____ *
* OFFICE ________________________________ *
* * *DHR USE ONLY* * * * * * * * * * * * * * * * * * * DHR USE ONLY * *

RECORDER INFORMATION: NAME F M L
DATE: \text{MO YR} AFFILIATION ________________________________

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES ________________________________
NEGATIVE NUMBERS ________________________________

PHOTOGRAPH M A P

Street/plat map, not USGS

Attach a B/W photographic print here with plastic clip. Label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED
**HISTORICAL STRUCTURE FORM**

**FLORIDA MASTER SITE FILE**

**Site #** 8DA4734  
**Recorder #** 55  
**Recorder Date** 9/12/06

**Site Name**  S & S Sandwich Shop  
**Other Names**  1353

**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**  East side of NE 2nd Avenue between NE 17th Avenue and NE 18th Avenue

**City**  Miami  
**County**  [Blank]  
**Date**  [Blank]

**Ownership**  Private-corporate  
**Subdivision**  [Blank]  
**Block #**  [Blank]  
**Lot #**  [Blank]

---

**MAPPING**

**USGS Map**  MIAMI

**Township**  53S  
**Range**  42E  
**Section**  31  
**UTM Zone**  17

**Quarter**  Qtr Qtr  
**Irregular Section**  [Blank]

**Easting**  581145  
**Northing**  2853004  
**Land Grant**  Unknown

**Latitude**  [Blank]  
**Longitude**  [Blank]  
**Plat or Other Map**  Aerial Photographs

---

**HISTORY**

**Architect/Builder**  Unknown  
**Construction Date**  1938  
**Circa**  [Blank]

**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**  [Blank]

**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):**  [Blank]

**Outblgs.**  
- **Number**  1  
- **Nature/Location** (Describe below)

1-story historic masonry vernacular, flat roofed attached to rear with eyebrow ledge

---

**Secondary Structures**  [Blank]  
**Comments**  Not applicable

**Chimneys**  [Blank]  
**Location**  N/A

**Wood Windows**  Type  
**Orientation**  N/A  
**Location**  N/A  
**Material**  Not applicable

**Metal Windows**  
- **Type** fixed; awning; casement

**Exterior Ornament**  Colored Vitrolyte structural glass, octagonal window with metal grille, metal eyebrow ledge

**Condition**  Good

**Narrative (general, interior, landscape, context; 3 lines only)**  [Blank]

see continuation sheet

**Archaeological Remains Present**  [Blank]  
**FMSF Archaeological Site Form Completed (if yes, attach)**  [Blank]

---

Printed Thursday, September 28, 2006
RECODER'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

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<thead>
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<th>DHR USE ONLY</th>
<th>OFFICIAL EVALUATIONS</th>
<th>DHR USE ONLY</th>
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<tbody>
<tr>
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<td>KEEPER-NR ELIGIBILITY ☑ yes ☐ no</td>
<td>Date / / /</td>
</tr>
<tr>
<td></td>
<td>SHPO-NR ELIGIBILITY: ☑ yes ☐ no ☐ potentially elig. ☐ insufficient info</td>
<td>Date / / /</td>
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<tr>
<td>DELIST DATE</td>
<td>LOCAL DESIGNATION: Local office</td>
<td>Date / / /</td>
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<td>National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15, p. 2)</td>
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</tbody>
</table>

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

RECODER 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
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 Vitrolite 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.