

2967

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received NOV 21 1988

date entered

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

1. Name

historic J & S Building

and or common J & S Building, Cola-Nip Building

2. Location

street & number 221-233 N. W. 9th Street

___ not for publication

city, town Miami

___ vicinity of

state Florida 33136 code FL

county Dade

code FL 025

3. Classification

Category

- district
- building(s)
- structure
- site
- object

Ownership

- public
- private
- both

Public Acquisition

- in process
- being considered

Status

- occupied
- unoccupied
- work in progress

Accessible

- yes: restricted
- yes: unrestricted
- no

Present Use

- agriculture
- commercial
- educational
- entertainment
- government
- industrial
- military
- museum
- park
- private residence
- religious
- scientific
- transportation
- other:

4. Owner of Property

name William N. Hutchinson, Jr., Trustee

street & number 514 S. E. 7th Street

city, town Fort Lauderdale

___ vicinity of

state Florida 33301

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

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 checked="" type="checkbox"/> other (specify) comm. development
<input type="checkbox"/> invention				
Specific dates 1925	Builder/Architect unknown			

Statement of Significance (in one paragraph)

SEE CONTINUATION SHEET

9. Major Bibliographical References

Please see Bibliography for Cover Nomination

10. Geographical Data

Acreeage of nominated property less than 1 acre

Quadrangle name Miami

Quadrangle scale 1:24000

UTM References

A

1	7	5	8	0	4	2	0	28	5	1	6	2	0
Zone		Easting				Northing							

B

Zone		Easting				Northing							

C

Zone		Easting				Northing							

D

Zone		Easting				Northing							

E

Zone		Easting				Northing							

F

Zone		Easting				Northing							

G

Zone		Easting				Northing							

H

Zone		Easting				Northing							

Verbal boundary description and justification

Miami, Lots 42 and 47 of the plat of P. W. WHITE'S RE-SUBDIVISION OF BLOCK 26 NORTH (PB B-34) - follows historic/legal boundary

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

state	code	county	code
N/A			

state	code	county	code
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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 Welcher*

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
Entered in the National Register

date 1/4/89

John S. Byers
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1 The J & S Building

DESCRIPTION:

Condition: Fair

The J & S Building is a two-story rectangular structure erected in 1925. Fronting to the south, the building's facade is divided into 11 bays across its entire width. The building is constructed of concrete block and has been sheathed in textured stucco. A flat roof is surrounded by a raised articulated parapet. The overall appearance of the building evokes a representation of the Masonry Vernacular style of architecture. The building's first floor is comprised of multiple storefronts, many of which have been boarded up. The three westernmost storefronts retain much of their original configuration, particularly the central recessed doorways with flanking display windows. In the center bay of the first story is a doorway, framed by a segmental arch transom, which leads to the second floor.

The windows in the middle nine bays of the second story are paired, while those found on the end bays are single windows. A majority of the building's original windows, comprised of wooden double-hung sash with five-over-one lights, still remain. Decorative finials embellish the three segmental arches found on the building's parapet, which is banded in plain molding. In addition to the three segmental arches, the corners of the parapet are treated with a ziggurat-like motif. A large cartouche with garlands is located under the center arch, while smaller medallions and garlands decorate the other two arches and corners. A panel with the words "J & S Bldg. 1925" is located within the upper portion of the center bay.

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Section number 8 Page 1 The J & S Building

STATEMENT OF SIGNIFICANCE:

Specific Date: 1925

Architect: Unknown

The J & S Building is architecturally significant because it represents a good example of the Masonry Vernacular style of architecture in Miami. The building reflects the popular architectural expression of the 1920s as evidenced in the facade's straightforward expression, parapet details, and applied decorative ornament. The J & S Building also possesses historical associations with life in Overtown during the early twentieth century and with the self-sufficiency of the black community.

The J & S Building exemplifies the vibrancy of early twentieth century life and commerce in Overtown, then known as "Colored Town," and the number of successful black-owned businesses which operated there. In an era of segregation, Overtown developed into a virtually self-sufficient community and served as the cradle of business and culture for blacks in South Florida for nearly 50 years.¹ The Cola-Nip Bottling Company was the primary tenant of the J & S Building and was also one of the major businesses in Overtown throughout the 1920s and 1930s. The company bottled carbonated beverages such as "Cola-Nip," "Orange Smile," and "Peach Whip." The present building, constructed in 1925, was occupied by the Cola-Nip Bottling Company until its dissolution around 1940. Today, the building remains as one of Overtown's few extant structures which housed major black businesses.²

The Cola-Nip Bottling Company was established in 1920 by Osborne Jenkins and William Sampson, original owners of the J & S Building. Originally located at 926 N. W. 3rd Avenue, the company moved to its new building in 1925.³ In 1929, Cola-Nip was one of 13 bottling companies in Miami.⁴ In the same year, following the death of her husband, Carrie Jenkins assumed the position of co-owner. She and William Sampson ran the company

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Section number 8 Page 2 The J & S Building

until 1936, when Carrie Jenkins' new husband, Ray Johnson, took over his wife's role. The company was dissolved circa 1940.5 The J & S Building has also housed such businesses as the Atlanta Life Insurance Company and the Central Insurance Company. At one time, a portion of the building comprised the Wisteria Hotel, and the building, as such, has sometimes been referred to by that name.6

Because of widespread demolition, there are few remaining buildings in Overtown that possess any degree of architectural significance. Only the four churches, one theater, and the J & S Building exhibit elements of architectural styling. As such, the J & S Building is architecturally significant within the context of the Overtown neighborhood. The architect of the J & S Building has not been identified.

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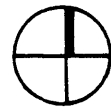
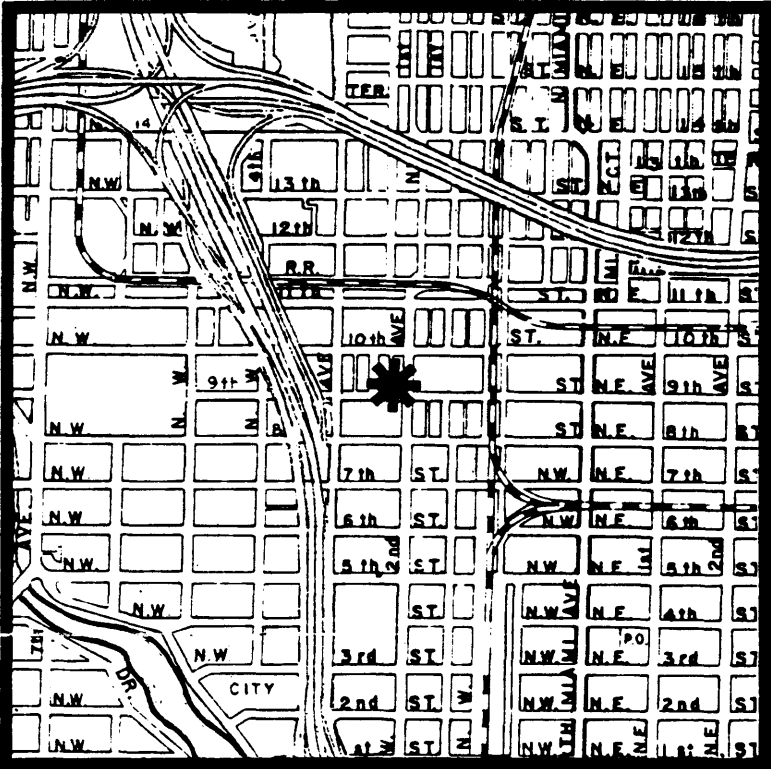
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NOTES

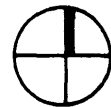
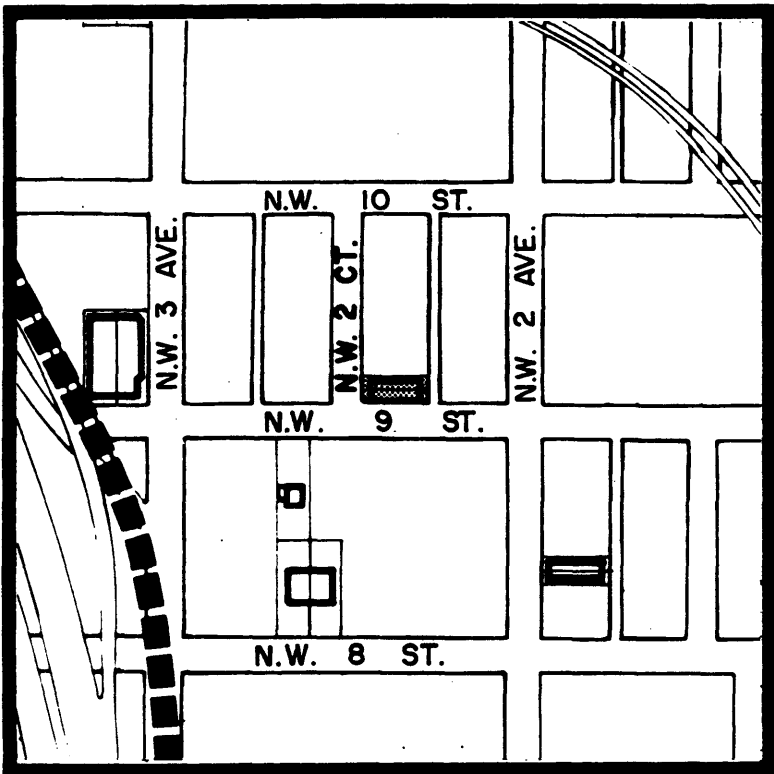
1. "What Can We Tell the Children?" Miami Times, 14 October 1982, p. 17. *Dorothy Senkins Fields*
2. Sarah E. Eaton, "Cola-Nip Bottling Co. Designation Report" (prepared for the City of Miami Heritage Conservation Board, 6 January 1984).
3. R. L. Polk, R. L. Polk and Company's Miami City Directory (Jacksonville, Florida: R. L. Polk and Company, 1924-1941).
4. See note 3 above.
5. See note 3 above.
6. "Ninth Street Was Most Important Street in 'Colored Town'," Miami Times, 9 December 1982, p. 17.

J&S BUILDING

227 N.W. 9 STREET



location



site plan