

DAVID D. McKINNEY
Architectural Historian

RE: 2716 Cordova Street, Coral Gables, Florida 33134 / Folio Number: 03-4118-001-1510

After reviewing the documentation of the residence at 2716 Cordova Street, it is clear that the property possesses the integrity of location, design, setting, materials, and workmanship to establish its historic significance and warrant its designation in accordance with the City of Coral Gables' guidelines.

Although larger houses are frequently deemed iconic and attract the public's interest, smaller residences more often capture the character of the communities in which they were constructed and represent their period. This is true of 2716 Cordova Street. The residence is also illustrative of architect William Shanklin, Jr.'s melding of traditional and modern elements in his domestic commissions. In addition, its original owner, C.C. Patterson, while not an outstanding figure in the history of the City or the region, typifies the individual that was driving the development of this building type in Coral Gables and across south Florida during the 1930s. In short, the residence is a snapshot of 1930s residential design in the region.

Shanklin's influence on south Florida is significant, especially in small house design, with his residences in Coral Gables, Miami Beach, and Miami Shores being designated according to these localities' historic preservation criteria. In 1935, Shanklin opened his own firm in Coral Gables, and his commissions in the City ranged from single-family houses to commercial structures. His designs for residences received national attention, and as stated in the *Miami Daily News* (April 1939) brought "laurels" to both city and architect, thus establishing the image of Coral Gables in the public's mind beyond the region. His residence for William S. Doxey was featured in the April 1939 issue of *House Beautiful*. The Cordova Street residence demonstrates how his modern treatment in homebuilding harmonizes with the "Old Spanish" style characteristic of Coral Gables.

I hope this brief statement is helpful in the designation process. To acquaint you with my background, I attach a copy of my curriculum vitae.

Thank you for your efforts in preserving the City's and region's built environment.

Sincerely,

David D. McKinney, Ph.D.