

IL PATRIMONIO ARCHITETTONICO DELLA CITTÀ STORICA DI CORAL GABLES, FL: CONSERVAZIONE, USO E RIUSO

STEFANIA AIMAR

DIDA | Dipartimento di Architettura, Università degli Studi di Firenze
stefania.aimar@unifi.it

Abstract

Designed and developed from 1921 to 1926 by George E. Merrick and a team of architects, engineers, landscape architects according to a unitary project, the historic City of Coral Gables, Florida – which saw a progressive loss of part of its architectural heritage until the beginning of 1970s due to speculation as well as neglect and disinterest – is now facing the challenge of preserving its historic heritage, which consists mainly of private residential dwellings and few publicly-owned buildings. Especially private properties are subject to minimum restrictions and frequent property transactions. Therefore, they are more vulnerable as being subject to modifications that might depend on the discretionary approach of individuals when deciding about the conservation of the buildings' typological and technological characters as well as materials, an approach that might result in alterations and incompatible restoration and recovery.

The study of the historic City of Coral Gables thus allows to analyze the historicized city today and highlight critical issues, hierarchies and more incisive institutional levels of the American preservation system. It also enables to assess the state of preservation and integrity of today's historic architectural heritage, as well as restoration and preservation methodologies, to finally allow the implementation of guidelines for the preservation and restoration of a highly characterized diffused heritage.

Keywords: *Coral Gables, historic preservation, heritage, regulatory framework, guideline for implementation.*