





# JUJUY 2056, ROSARIO, ARGENTINA

## MARCELO SPINA ARCHITECTS

TOTAL NUMBER OF UNITS	18
SIZE OF AVERAGE UNIT	580 SQ FT
NO. DIFFERENT UNIT TYPES	3
COST PER UNIT	\$70,000 – \$115,000

Marcelo Spina's apartment building exemplifies the intersection of two forces that compete in the design of market-rate housing: on the one hand, the demand for variation at the level of the individual dwelling; on the other, the need for repetition dictated by the economy of standardization. Sponsored by a private developer, the building responds to what Spina calls the "problem of vertical repetition" in the typology of the propiedad horizontal, that is, the speculative apartment tower constructed of repeated identical floor plates.

The project takes shape in an economic and political climate in which the housing production for the middle and upper echelons of society out-paces the production of low-income housing and physically displaces it to marginal urban areas. Over the last years, Argentina's deepening recession has caused a slump in investment and construction activity and has exacerbated trends of decreasing government subsidies for housing projects. As the private sector has sought to minimize initial investment and to generate the quickest return, the propiedad horizontal typology has predominated.

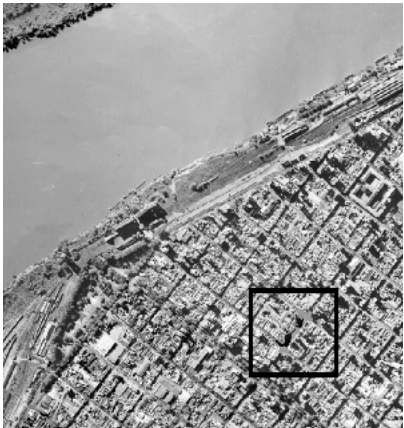
Located in Rosario, a medium-sized city northwest of Buenos Aires, Jujuy 2056 occupies an infill lot in a residential neighborhood close to both the historic center and the Paraná River. In recent years, developers have begun to exploit the neighbor-

hood's advantageous location, spurring a period of heightened growth and densification. Replacing a low, dilapidated structure, the project is among the first in the area to be developed to the full capacity allowed by zoning regulations.

Intended for middle class families at an average density of four persons per apartment, the building holds eighteen apartments—two units per floor for the first eight floors, a large, full-floor unit on the ninth level, and a duplex apartment at the penthouse level. The building's occupants share parking and a roof terrace. A small commercial space is located at street level.

The dwelling units are essentially identical from floor to floor. The entrance into each apartment occurs at the midpoint of the unit, directly off the vertical circulation core, and separates the bedroom, bathroom and study from the living room and kitchen, located towards the street. Due to the restricted dimensions of the site, spaces are narrow and elongated. An extension of the living room, the balcony is a multi-purpose space halfway between interior and exterior.

If the organization of spaces is fixed and repetitive, several elements are unique to each apartment. Spina pursues formal variation on three different scales: the continuous concrete structure of the balconies, the glazing system of the living room, and the exterior shutters.

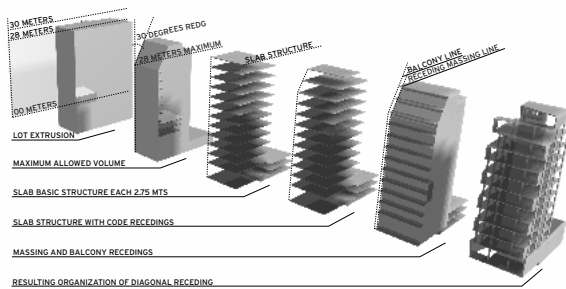


LEFT: The project is situated in an area close to both the historic center and the Paraná River. In recent years, the middle class residential neighborhood has experienced a period of heightened development.

BELOW: The building, which is currently under construction, rises considerably higher than its immediate neighbors. Spina's project is among the first in the area to be developed to the full capacity allowed by zoning regulations.

FACING PAGE: Rendering showing completed building. The project's most visible feature is a system of operable exterior shutters that transforms the facade into a record of the occupants' daily lives.





Conceived as an integral part of the building's structure, the seven-foot wide balcony is supported by cantilevered beams. The position of the support, which alternates from side to side on subsequent levels, allows the balconies on each floor to face in a different direction. Suggesting a folding surface, the balconies' concrete structure creates vertical continuity between horizontal levels and enables the façade to read at the scale of the building, rather than simply at the scale of the unit.

The second system of variation arises from the orientation of the glazed living room wall. The assembly of glass sliding doors is positioned at an angle to the perimeter walls, thus stretching the interior towards the street. The angle of the wall varies between two adjacent units, so that each unit has a balcony of different shape and size. This configuration is inverted and repeated on subsequent floors.

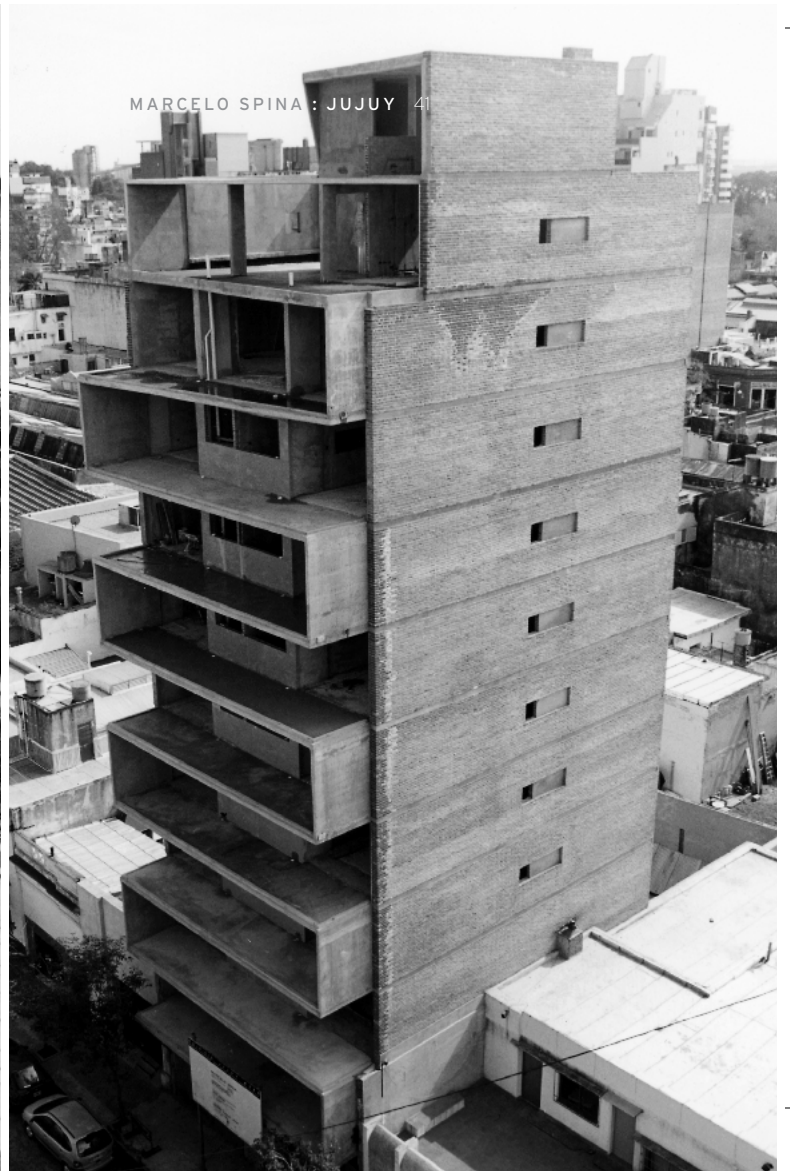
The third system of variation consists of exterior shutters. Positioned on the outside edges of the balconies, the shutters are sets of bi-folding leaves that, when open, stand perpendicular to the façade and overhang the building line. The shutters allow each

balcony to change from an outdoor room to a fully enclosed space. With a system of identical units that are moveable, Spina creates the most visible variation and shapes the building's public and urban character. In the shutters' constant rearrangement, the façade becomes a record of its inhabitants' daily lives.

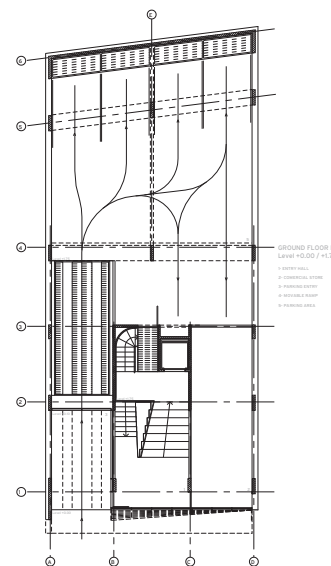
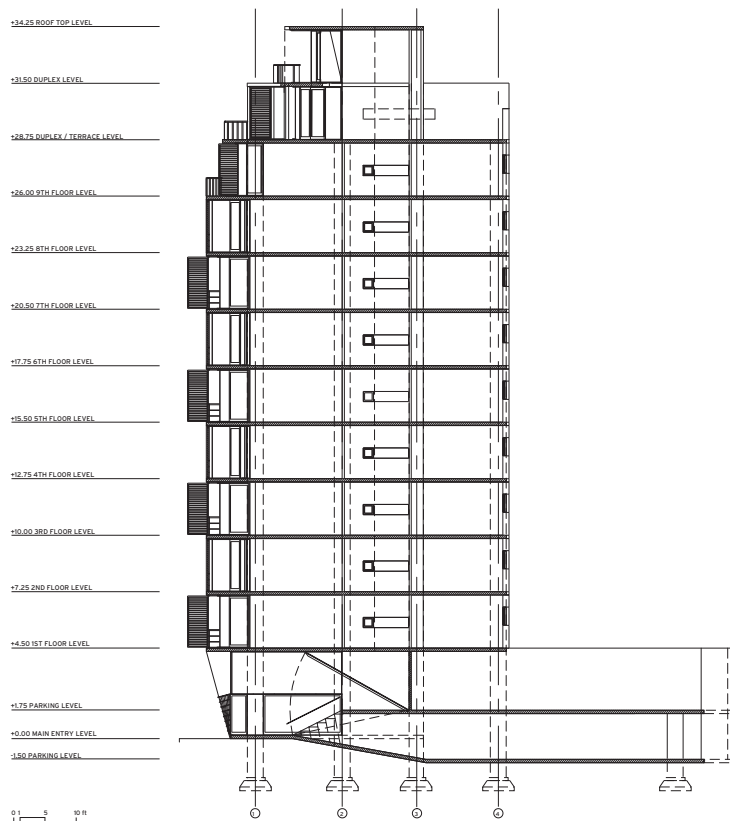
With the balcony structure, Spina suggests the possibility of three-dimensional variation and interdependence in the vertical repetition of floor plates. However, this concrete ribbon—so compelling during construction—is almost entirely obscured once the building is finished and clad. What remains is the small-scale variation of the operable shutters that expresses the daily practices of the building's inhabitants within the urban realm. In the project, formal and structural variation occurs within the first seven feet of the street. By concentrating variation at the place where it can have the most public effect, Spina plays judiciously with a market that demands individuality but that is, at the same time, reluctant to embrace a more radical rethinking of the private dwelling.

—Irina Verona O





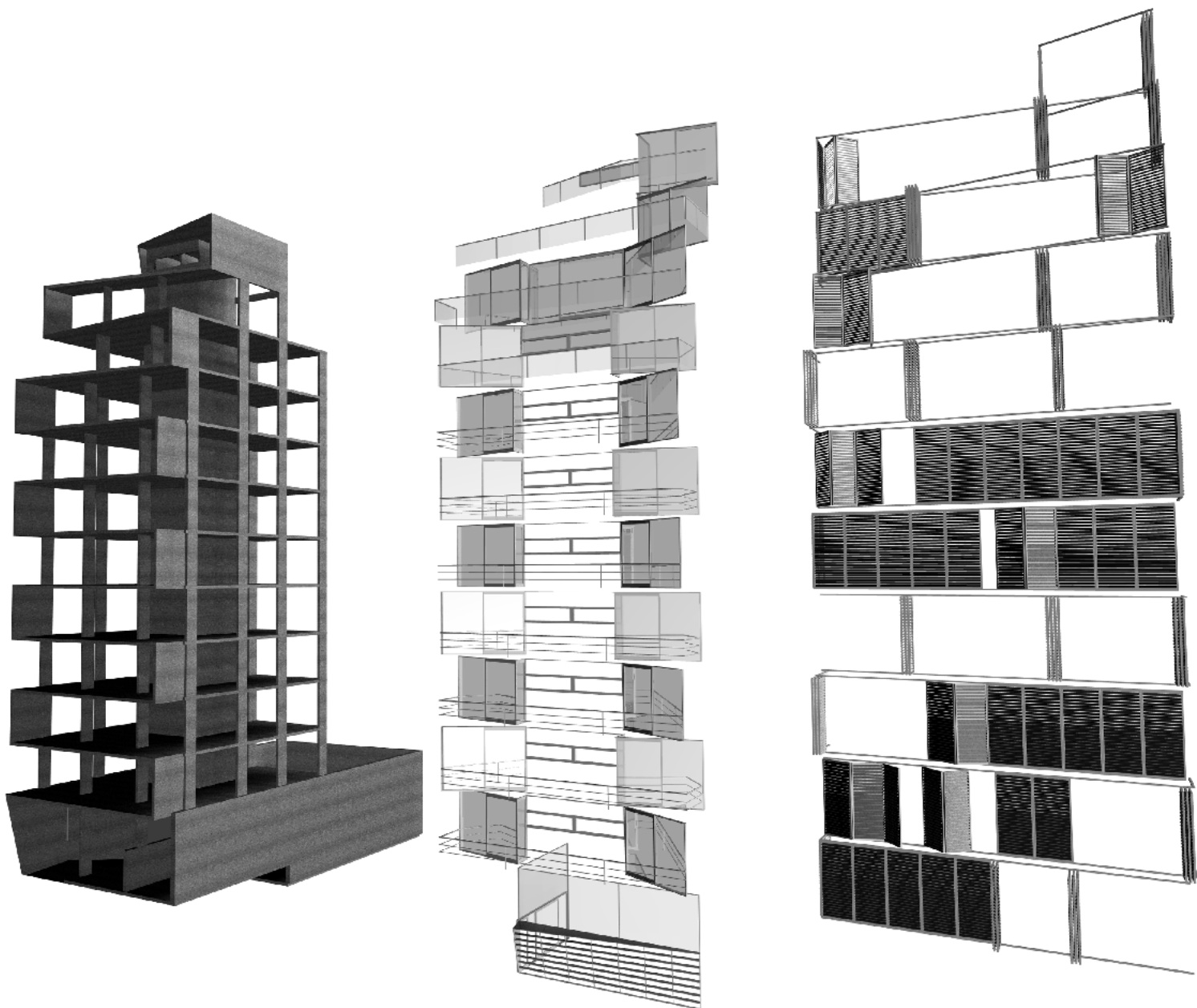
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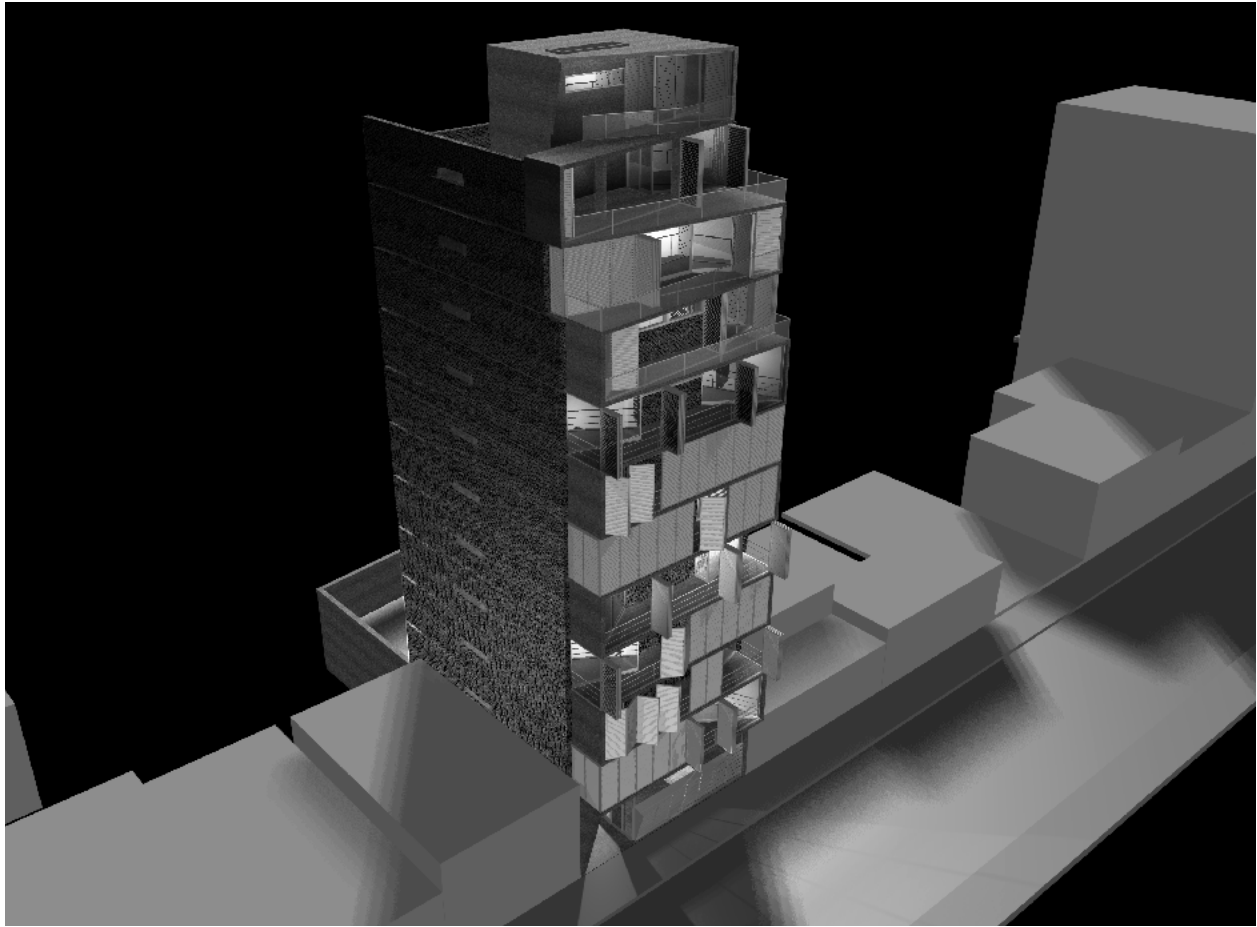


TOP: Views of the project during construction. The building consists of a reinforced concrete frame clad in brick on two sides. The balconies are articulated as an integral part of the building's public facade. Supported by cantilevered beams that alternate from side to side, the balconies create vertical continuity between the horizontal levels.

LEFT: Building section and ground floor plan. At the top, the building recedes in response to zoning regulations. The duplex apartment on the last floor is adjacent to the water storage tank.

FACING PAGE: The building massing is inflected and shaped by zoning regulations.

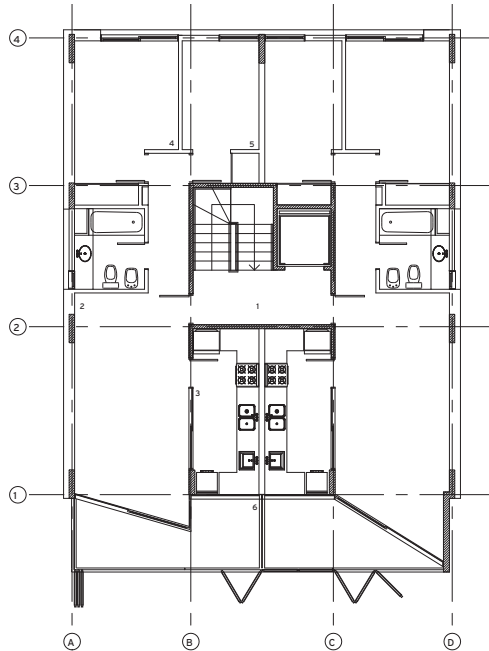




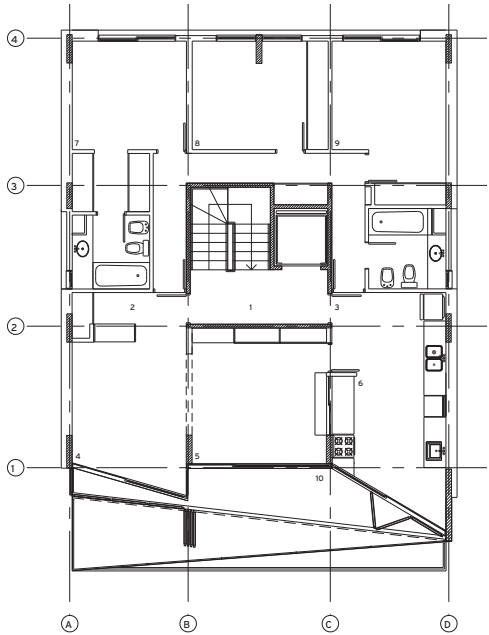
FACING PAGE: Spina pursues three systems of variation: the continuous slab of the balconies, the glazing system of the units, and the system of exterior shutters.

LEFT: Night view. The shuttered skin provides a system of small-scale variation that activates the building's street facade.

BELOW: Typical unit plan (left) and ninth floor plan (right). In each apartment, the more private spaces are located towards the back of the unit, while the more public ones are near the street front. Conceived as an extension of the living room, the balcony is an intermediate space between the interior and exterior.

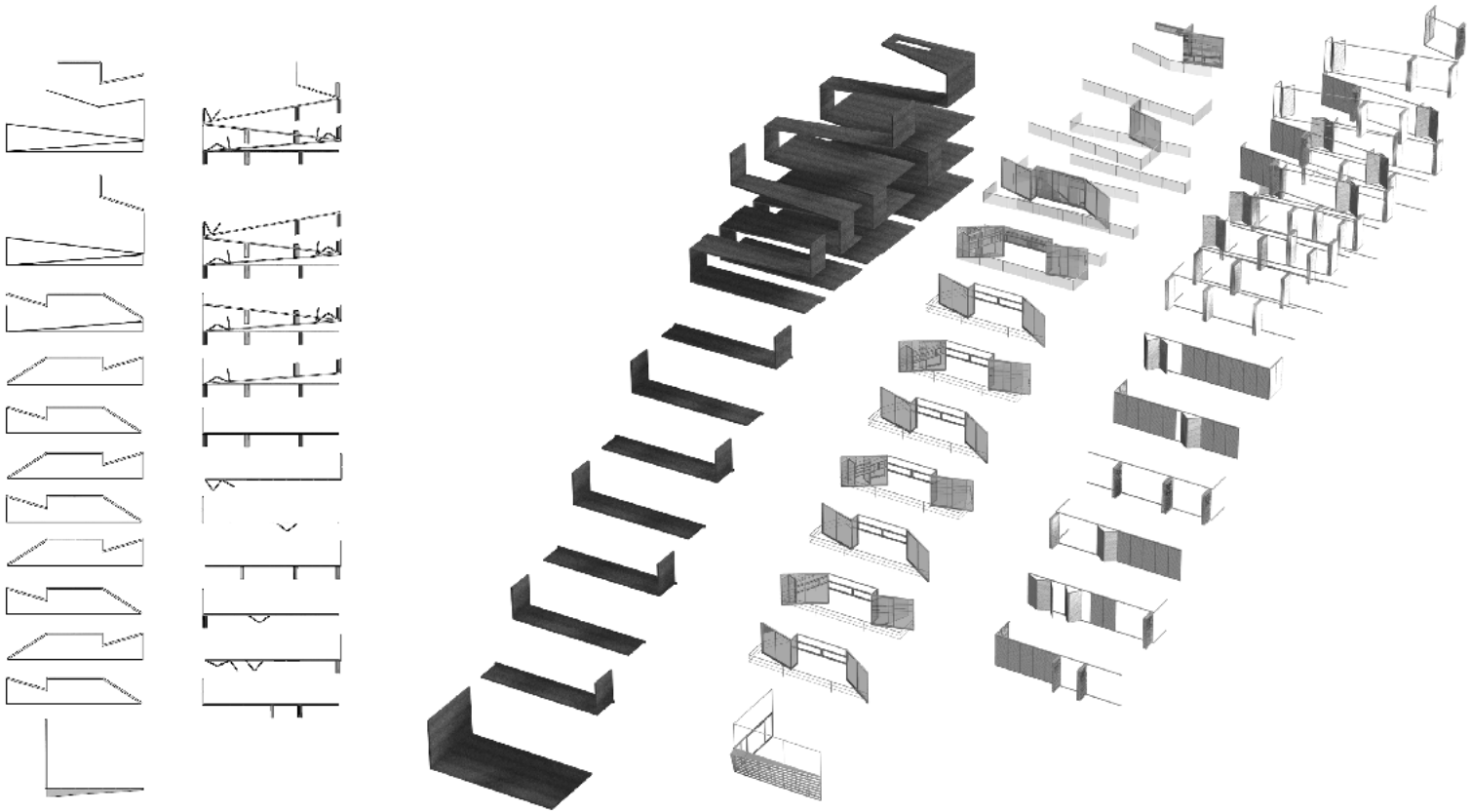


FLOOR PLAN 1 TO 7 (INVERTED)  
1- ENTRY HALL  
2- LIVING AND DINNING ROOM  
3- KITCHEN  
4- BEDROOM  
5- DESK  
6- BALCONY



PLAN FLOOR 9TH  
Level +26.00  
1- ENTRY HALL  
2- RECEPTION  
3- SERVICE ENTRY  
4- LIVING AREA  
5- DINNING AREA  
6- KITCHEN  
7- MASTER BEDROOM  
8- DESK  
9- BEDROOM  
10- BALCONY





**PROJECT TEAM**

Marcelo Spina, Georgina Huijich,  
Maximiliano Spina

**CLIENT**

Spina family

**ENGINEER**

José Orengo

**CONTRACTOR**

Spina Construcciones

**DESIGN**

January 1998-present

**CONSTRUCTION**

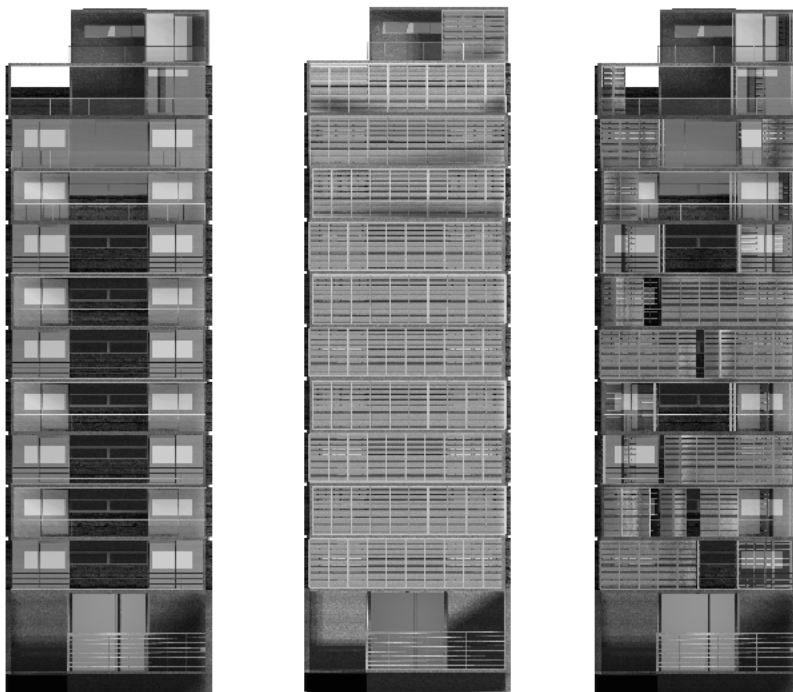
March 1999-present

**AREA**

1500 sq m

**BUDGET**

\$1,000,000 USD





FACING PAGE TOP: The alternating position of the balcony support and the changing angle of the living room wall create terraces of different size, shape and orientation.

FACING PAGE BOTTOM: The most visible formal variation arises from the daily practices of the building's inhabitants.

ABOVE: Interior view of the ninth floor apartment. The systems of variation occur within the first seven feet of the street.

LEFT: Views of the building during construction.