

# HIGH-RISE LIVING AND THE INCLUSIVE CITY

Workshop 2018 - May 21-25

## VERTICALIZATION PROCESSES THE CASE OF BUENOS AIRES

FADU

UNL

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FADU / UNL – Santa Fe - Argentina



# **BA** *VERTICALIZATION*

**1** PERIODS + MAIN CASES

**2** TOPICS

**3** CONCLUSIONS



# **BA** *VERTICALIZATION*

**1** PERIODS + MAIN CASES

**2** TOPICS

**3** CONCLUSIONS







### **CULTURAL DIMENSION (imaginaries of progress)**

PRIVATE PROPERTY AND  
QUALITY OF LIFE  
(users)

ECONOMIC DEVELOPMENT  
(power concentration: political /  
economical / social)

URBAN EFFECTS  
(integration / differentiation /  
consolidation)

SYMBOLIC  
ASSOCIATIONS

### **URBAN / ARCHITECTURA DIMENSION**

AREAS OF  
HISTORICAL  
OPPORTUNITY  
(Intensive use of  
ground)

IMAGE  
(urban location)

TYPOLOGY  
(urban environment)

LANGUAGE  
(architectural  
expression)

PROGRAMMATIC  
REQUIREMENTS

CRITICAL  
PROJECT  
(innovation)

### **PRODUCTIVE DIMENSION**

CONTEXT  
(political/  
economic)

LEGAL FRAMEWORK  
(laws / regulations)

AGENTS  
(promoters /  
developers)

PROFESSION  
(design process)  
(competition / contract  
/ oficial team)

ACCESS  
(property / rent contract)

**1850-1894 COLONIAL + INDEPENDENCE AND NATIONAL ORGANIZATION**

**1894-1929 LIBERAL MODERNIZATION**

**1929-1948 NATIONALIST CONSERVATISM**

**1948-1957 NATIONALISM / PERONISM + POST PERONISM**

**1957-1977 DEVELOPMENTAL PERIOD (desarrollismo)  
MILITARY DICTATORSHIP**

**1977-2018 MILITARY DICTATORSHIP  
REPUBLIC – DEMOCRACY**

**1850-1894 COLONIAL + INDEPENDENCE AND NATIONAL ORGANIZATION**

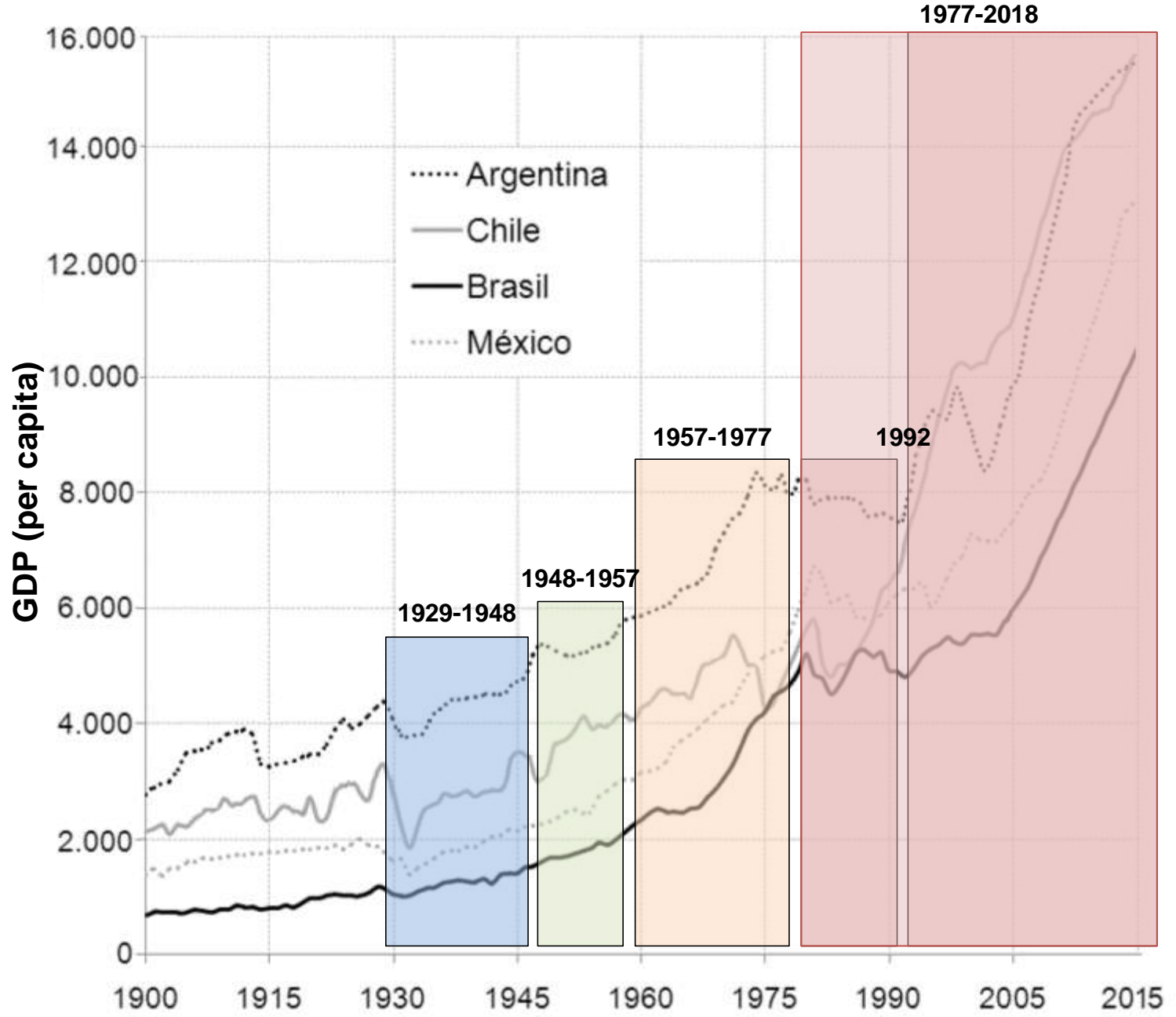
**1894-1929 LIBERAL MODERNIZATION**

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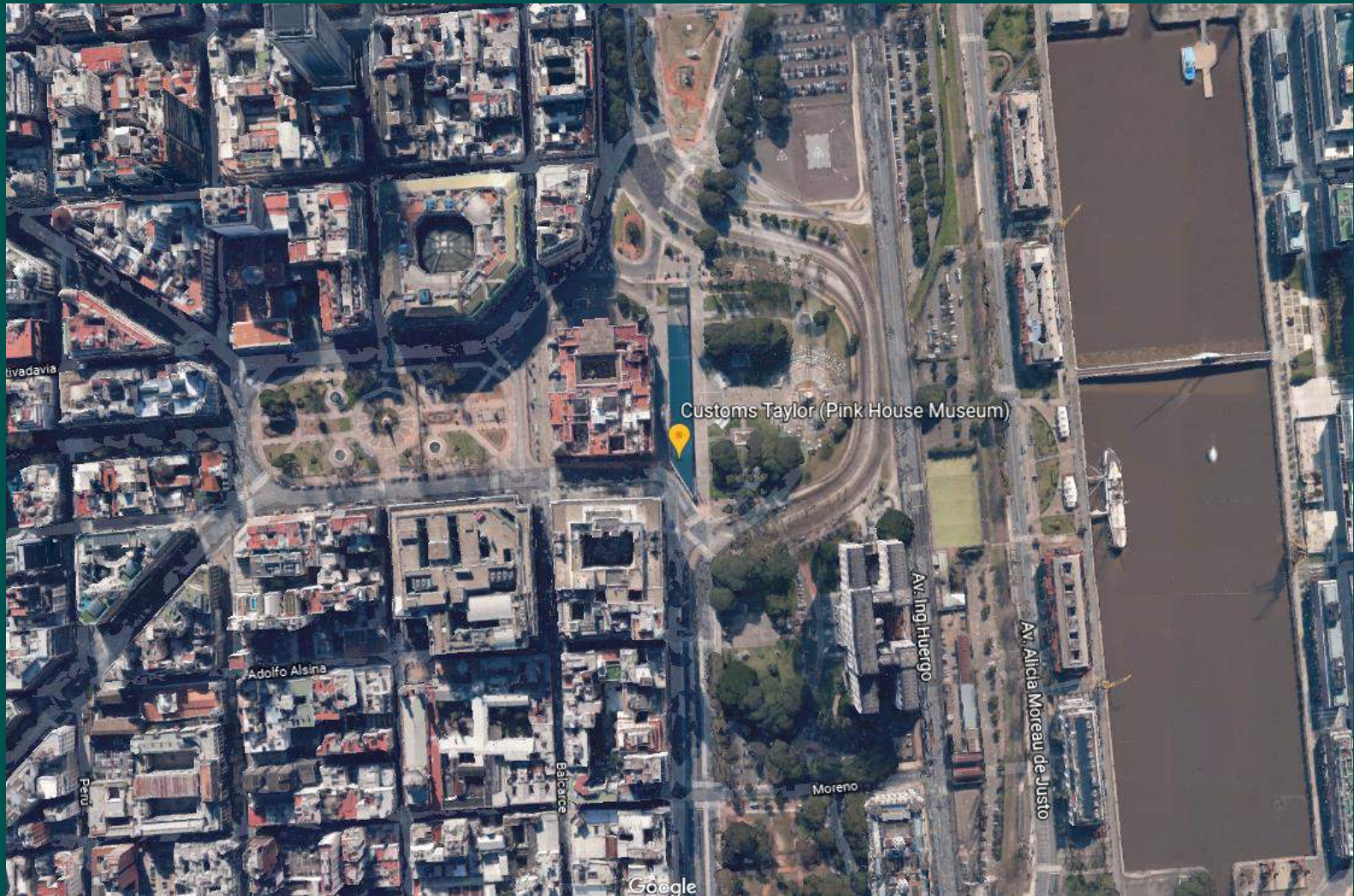
**1977-2018 MILITARY DICTATORSHIP  
REPUBLIC – DEMOCRACY**



MAIN CASES				
Period	Date	Name	Location	Authors
<b>1850-1894</b>	1857	Aduana Taylor	Actual Parque Colón	E. Taylor
	1734-1876	Iglesia de San Pedro Telmo	Humberto 1º 340	A. Blanqui, A. Masella, P. Benoit
	1876	Iglesia Santa Felicitas	Isabel la Católica 520	E. Bunge
	1894	Apertura de la Av. De Mayo		Torcuato de Alvear
<b>1894-1929</b>	1909	Hotel Majestic	Av. de Mayo 1301	F. L. Collivadino, I. Benedetti
	1910	Railway Building	Av. Paseo Colón 181	E. L. Conder, P. Chambers, L. Newbery Thomas
	1915	Galería Gral. Güemes	Florida 165 / San Martín 170	F. T. Gianotti
	<b>1923</b>	<b>Palacio Barolo</b>	<b>Av. de Mayo 1370</b>	<b>M. Palanti</b>
<b>1929-1948</b>	<b>1938</b>	<b>Plan Director para Bs. As. Le Corbusier</b>	<b>Llegada de Le Corbusier en 1929</b>	<b>(Ciudad de Negocios)</b>
	<b>1933</b>	<b>Edificio COMEGA</b>	<b>Av. Corrientes 222</b>	<b>A. Joselevich, E. Douillet</b>
	1936	Ministerio de Obras Públicas	Av. 9 de Julio 1925	A. Belgrano Blanco
	<b>1936</b>	<b>Edificio Kavanagh</b>	<b>Florida 1065</b>	<b>G. Sanchez, E. Lagos, L. M. de la Torre</b>
	<b>1928-1935</b>	<b>Proyecto City Block</b>		<b>W. Acosta</b>
<b>1946</b>	<b>Proyecto edificio suspendido de oficinas</b>	<b>CABA</b>	<b>A. Williams</b>	

# Customs Taylor (Pink House Museum)

E. Taylor (1857)





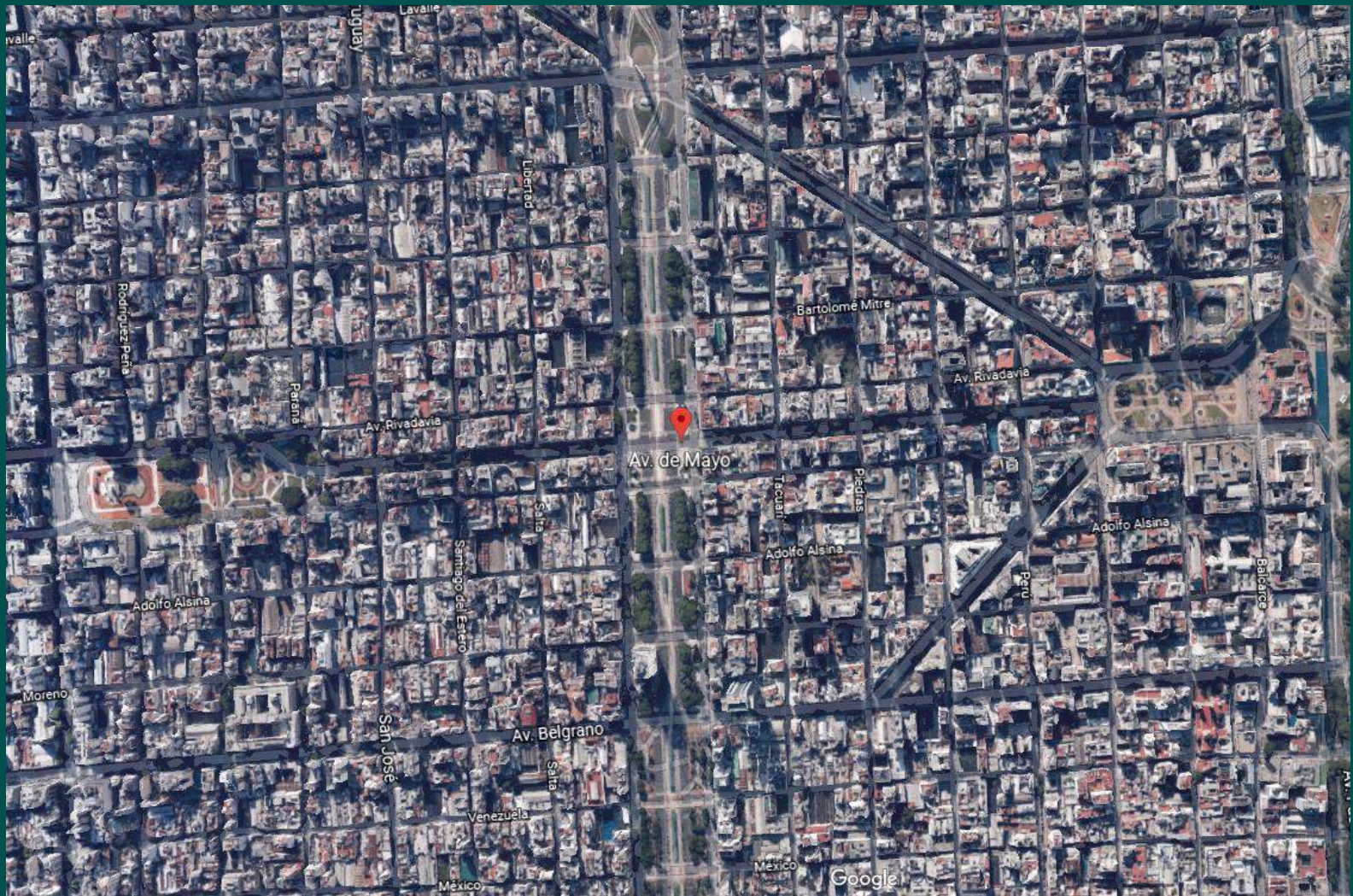
# Customs Taylor (Pink House Museum)

E. Taylor (1857)





# Avenida De Mayo opening (1894)





# Avenida De Mayo opening (1894)





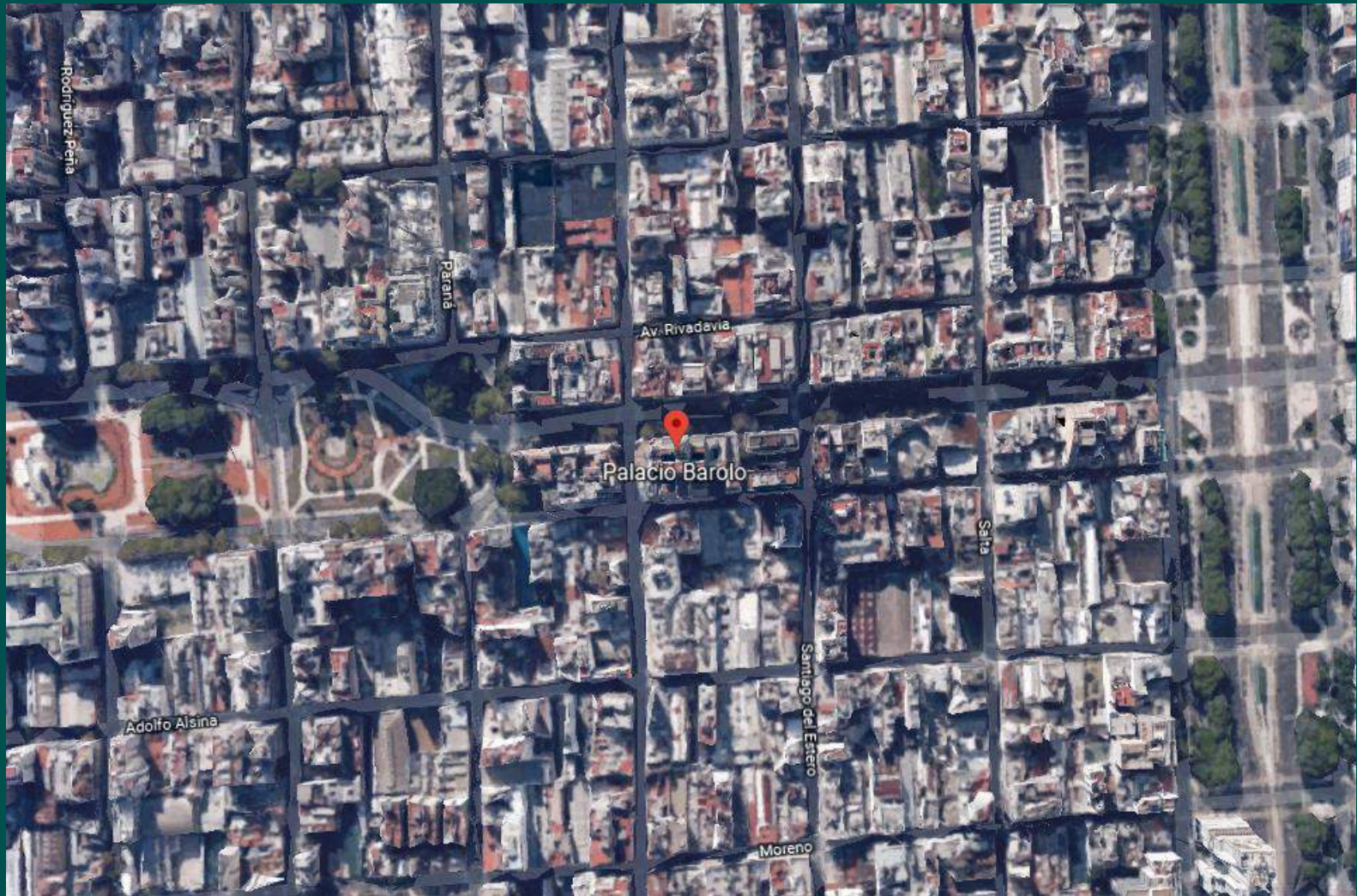
## Avenida De Mayo opening (1894)





# Barolo Palace

M. Palanti (1923)





# Barolo Palace

M. Palanti (1923)



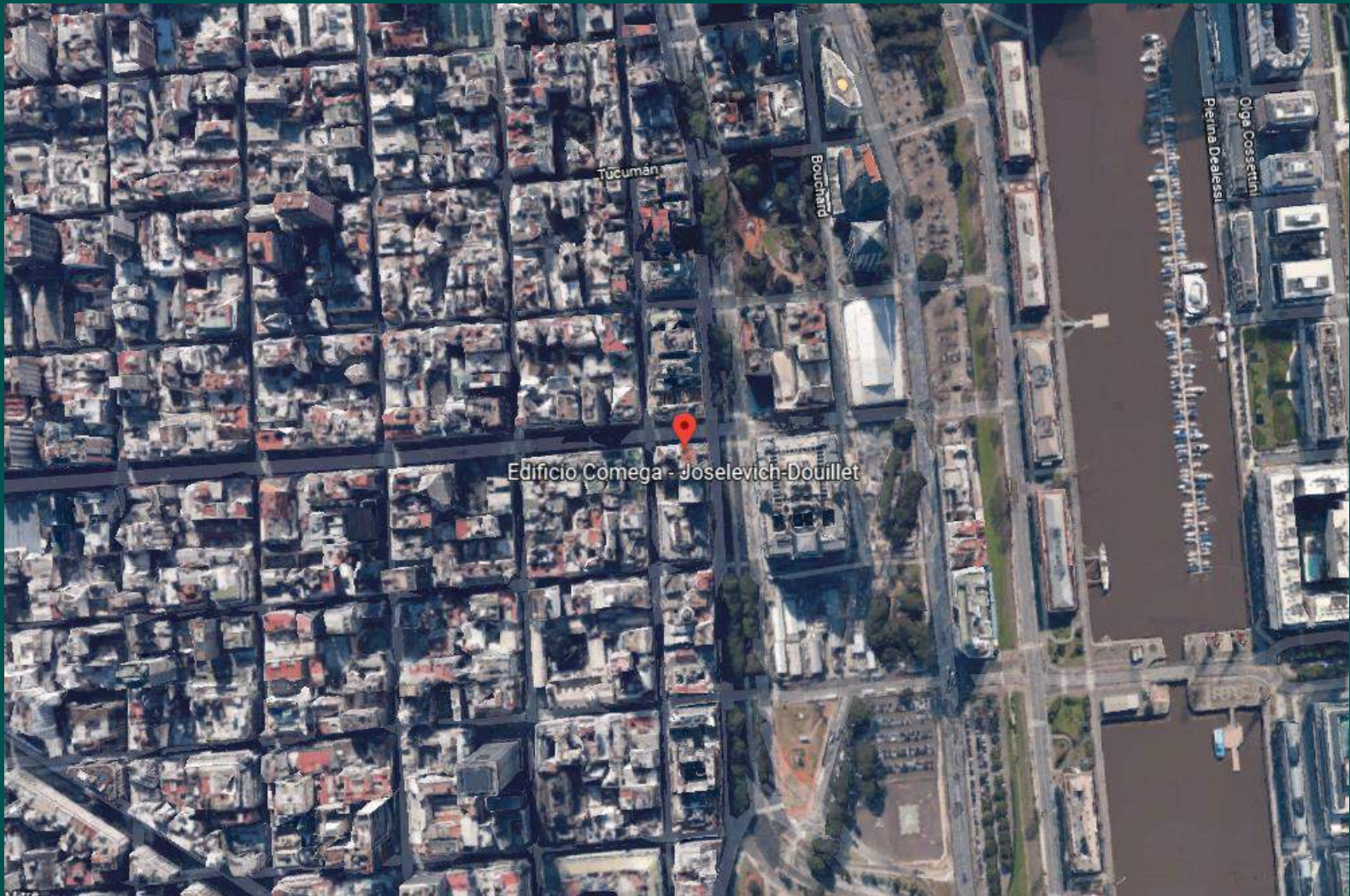
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[http://farm3.staticflickr.com/2562/3960285962\\_1005e56a80\\_b.jpg](http://farm3.staticflickr.com/2562/3960285962_1005e56a80_b.jpg)



# COMEGA Building

A. Joselevich, E. Douillet (1933)





# COMEGA Building

A. Joselevich, E. Douillet (1933)



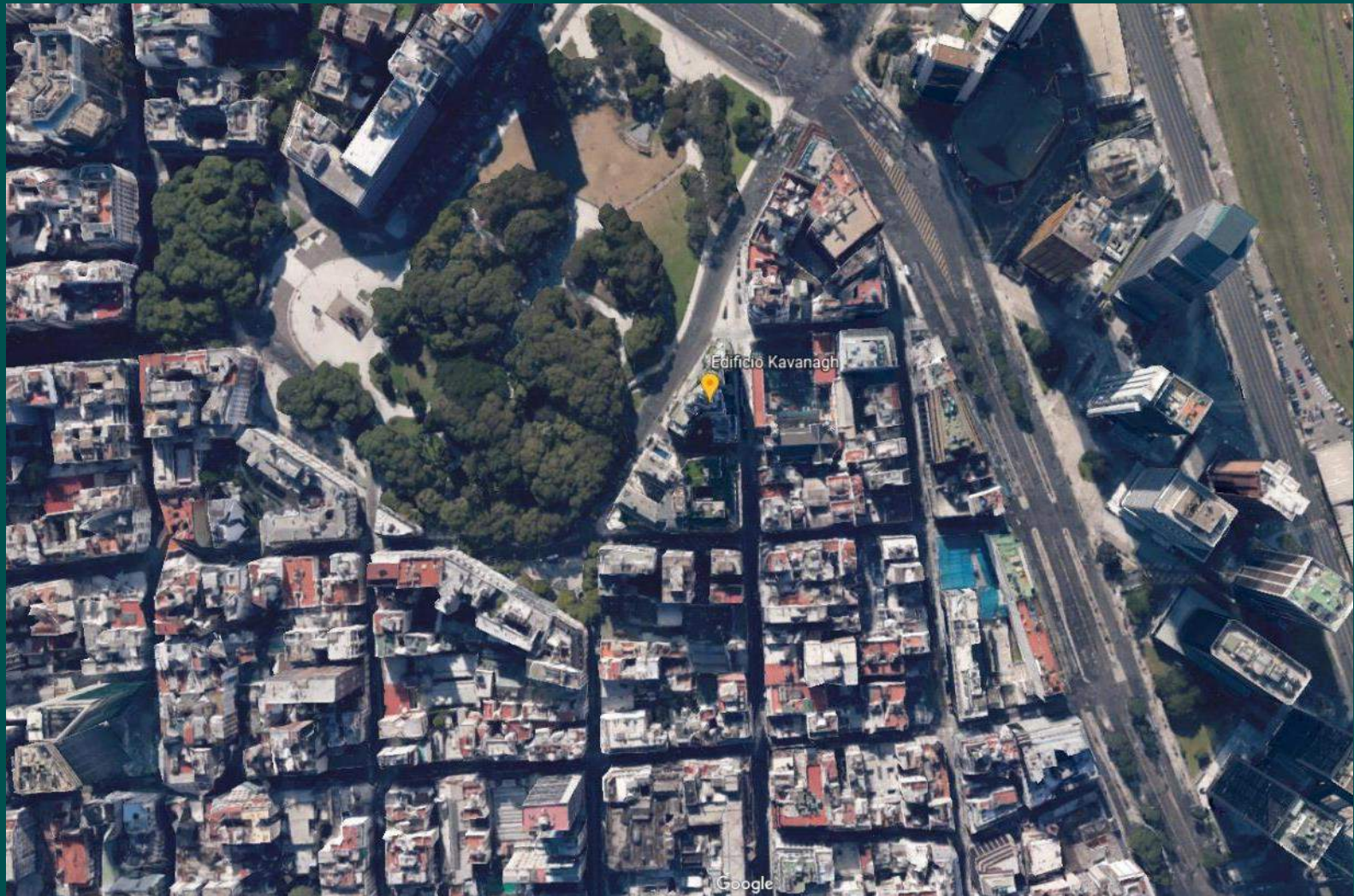
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[https://upload.wikimedia.org/wikipedia/commons/thumb/a/a5/Edificio\\_Comega.jpg/1200px-Edificio\\_Comega.jpg](https://upload.wikimedia.org/wikipedia/commons/thumb/a/a5/Edificio_Comega.jpg/1200px-Edificio_Comega.jpg)



# Kavanagh Building

G. Sanchez, E. Lagos, L. M. de la Torre (1936)





# Kavanagh Building

G. Sanchez, E. Lagos, L. M. de la Torre (1936)



MAIN CASES				
Period	Date	Name	Location	Authors
1948-1957	1948	Sanción de la Ley de P.H.		
	1954	Edificio Talcahuano 957	Talcahuano 957	L. M. Morea, A. Morea
	1955	Hogar Obrero "Elefante Blanco"	Av. Rivadavia 5126	W. Acosta, F. Bereterbide, A. Felici
	1957	Edificio ALAS	Av. Leandro N. Alem 719/731	Desconocido
	1958	Proyecto Torres en la Boca	Gral. Gregorio Aráoz de Lamadrid 564	G. L. Peani, E. Katzenstein, J. Solsona, J. Santos

## Ley de Propiedad Horizontal (Condominium Law):

**Art. 1** - The different floors of a building or different apartments of the same floor or apartments of a single-storey building, which are independent and have access to the public road directly or by a common passage may belong to **different owners** , according to the provisions of this law. Each floor or unit can belong to more than one person in a condominium.

**Art. 2** - Each owner shall be the **exclusive owner of his floor or apartment and co-owner on the land and on all things of common use** of the building, or essential to maintain their safety.

## **Ley de Propiedad Horizontal (Condominium Law) - 1948**

- It was part of a larger **policy of democratic access to real estate property** proposed by Peronism.
- It allowed the division of a building by **apartments**, not only by **floors**.
- It was conceived as a **dynamiser of the real state market** and an agent of **urban renovation**.
- Its development was stimulated through mortgages **financed by State funds**.

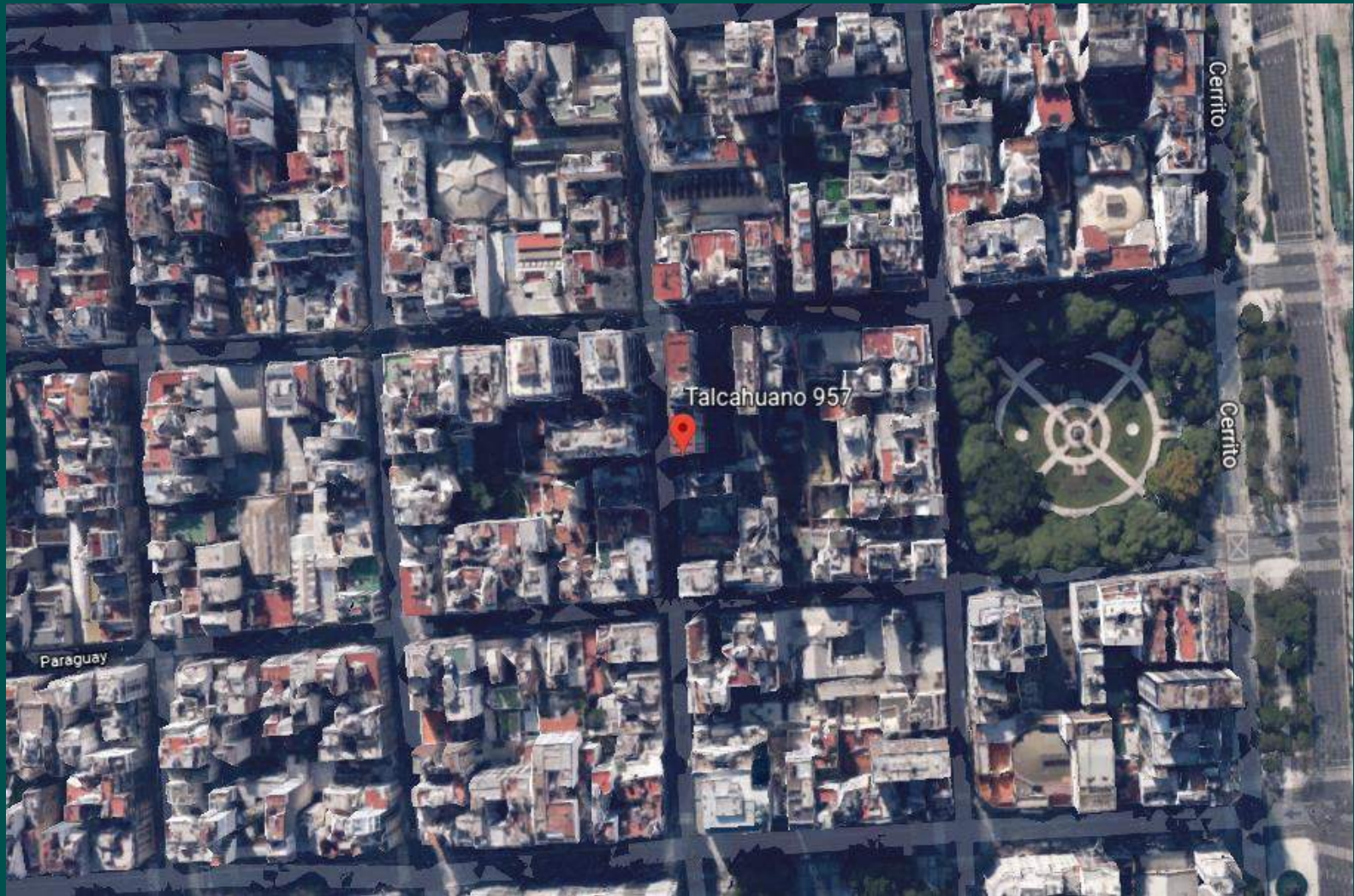
### **Design changes compared to previous rental houses:**

1. Maintenance cost - quality of materials and construction methods
2. Generic user - details, services and amenities
3. Decrease in the amount of common spaces (not profitable)
4. Maximum use of the plot - poorly lit and ventilated spaces.



# Talcahuano 957 Building

L. M. Morea, A. Morea (1954)





# Talcahuano 957 Building

L. M. Morea, A. Morea (1954)



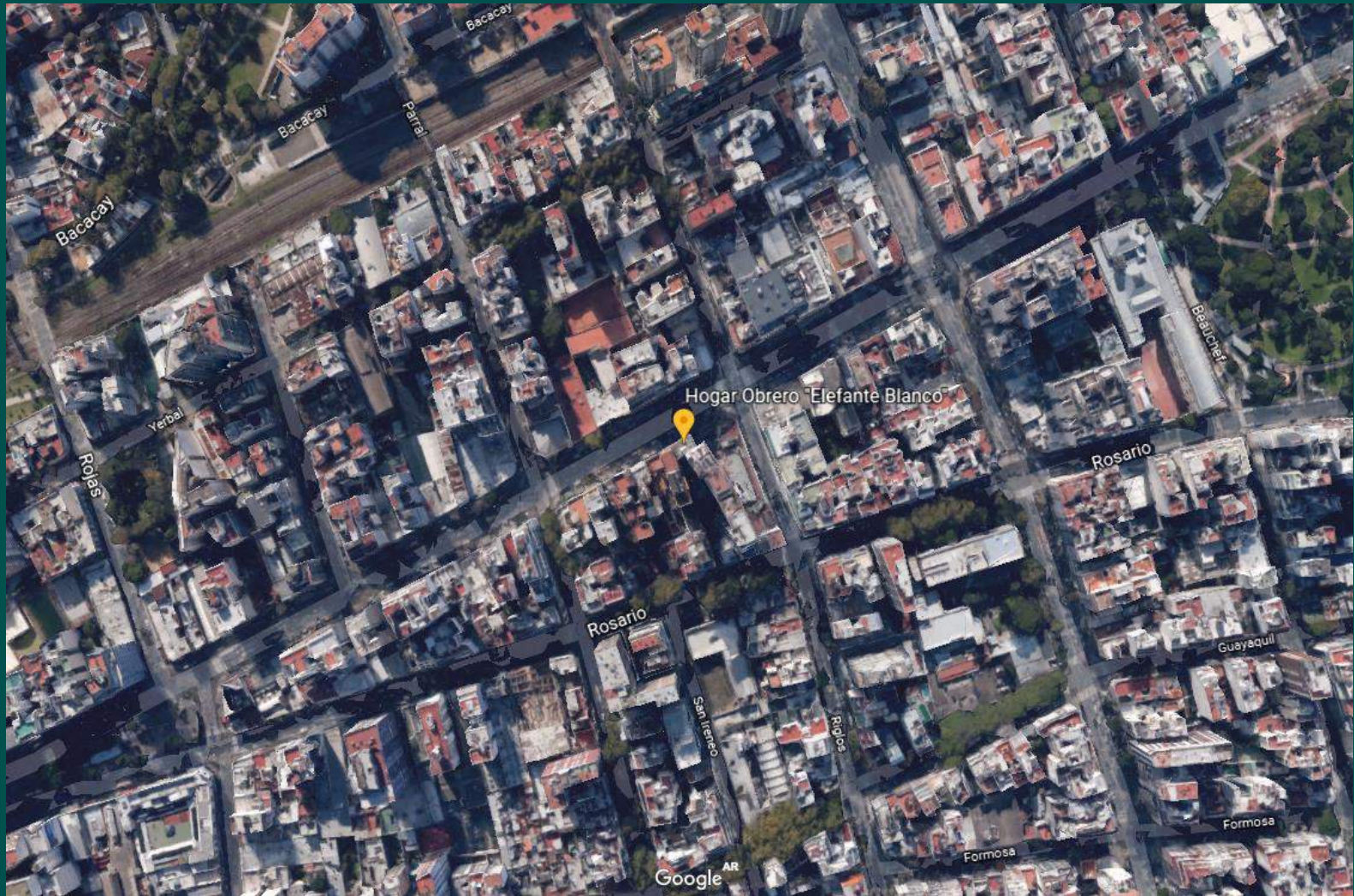
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# “Hogar Obrero” Building (The White Elephant)

W. Acosta, F. Bereterbide, A. Felici (1955)





# “Hogar Obrero” Building (The White Elephant)

W. Acosta, F. Bereterbide, A. Felici (1955)

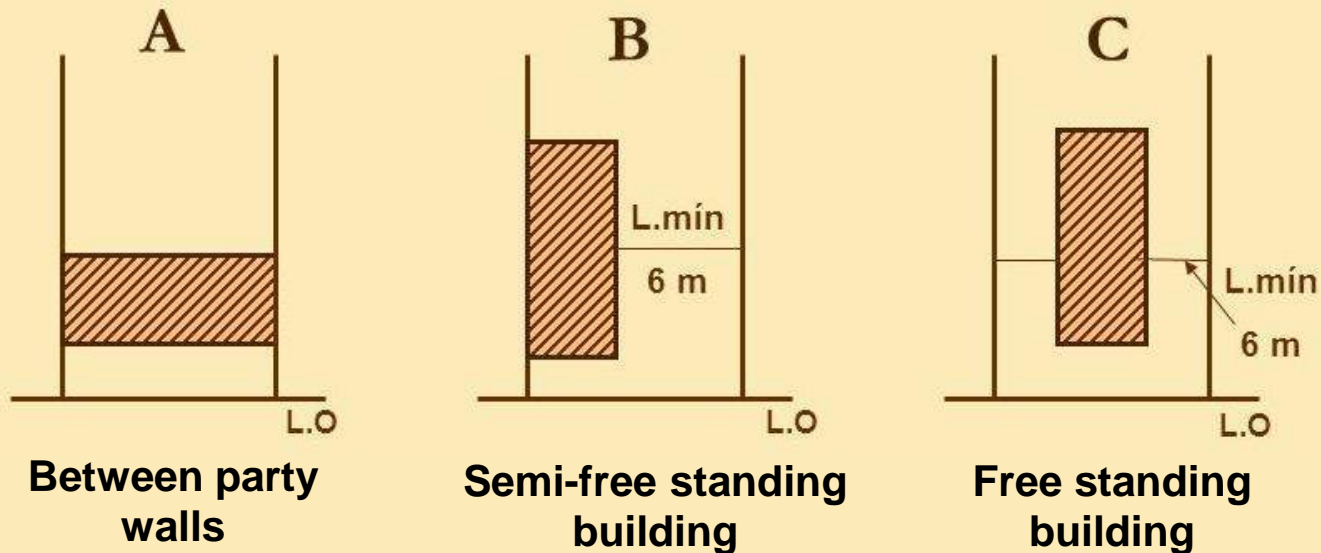


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[https://s3-sa-east-1.amazonaws.com/modernabuenosaires/img/obras/galeria/18\\_1406219893.jpg](https://s3-sa-east-1.amazonaws.com/modernabuenosaires/img/obras/galeria/18_1406219893.jpg)

MAIN CASES				
Period	Date	Name	Location	Authors
	1957	Reglamentación de edificios en torre		
	1956-1975	1º parte - Proyectos de Catalinas Norte	Eduardo Madero, Córdoba, L. N. Alem y San Martín	Varios
	1972	* Sheraton Hotel	San Martín 1225	SEPRA
	1793	* Torre Conurban	Av. Eduardo Madero 1020	E. Katzenstein, E. Kocourek, C. Llorens
	1974	* Torre Carlos Pelegrini (Torre UIA)	Av. Leandro N. Alem 1067	MSGSSS
	1975	* Torre Catalinas Norte	Carlos María Della Paolera 299	SEPRA, L. Lanari, H. Lanari, J. Sívori
	1964	Torre FIAT (Banco Itaú)	Esquina NO de Cerrito y Viamonte	R. Amaya, M. Devoto, A. Lanusse, E. Martín, A. Pieres
	1965	Torre Brunetta (Torre Olivetti)	Suipacha 1111	N. Pantoff, F. Fracchia
1957-1977	1968	Edificio Austria	Austria 2624	SEPRA
	1968	Edificio Av. Del Libertador 2325	Av. Del Libertador 2325	M. R. Álvarez
	1969	Torres de Matheu	Matheu, Brasil, Inclan y Alberti	M. C. Roca, R. Fernandez
	1969	Conjunto Acoyte	Av. Acoyte 136	MSGSSS
	1969	Torre Dorrego	Av. Dorrego 2699	A. Joselevich, A. V. Ricur, L. T. Caffarini
	1973	Conjunto Rioja	La Rioja 1746	MSGSSS
	1975	Torres de Canning	Scalabrini Ortiz 3216	R. Aisenson, M. Aisenson, L. Camps
	1962-1978	Barrio Ejercito de los Andes (Fuerte Apache)	Partido de Tres de Febrero	A. T. Bielus, J. Goldemberg, O. Wainstein-Krasuk (STAFF)
	1978	Conjunto Habitacional Villa Soldati	Av. Coronel Roca y Mariano Acosta	A. T. Bielus, J. Goldemberg, O. Wainstein-Krasuk (STAFF)
	1970-1985	Barrio Gral. de División Manuel Nicolás Savio	Av. Soldado de la Frontera y Ana Díaz (Lugano)	Comisión Municipal de la Vivienda

## FREE STANDING BUILDING REGULATION

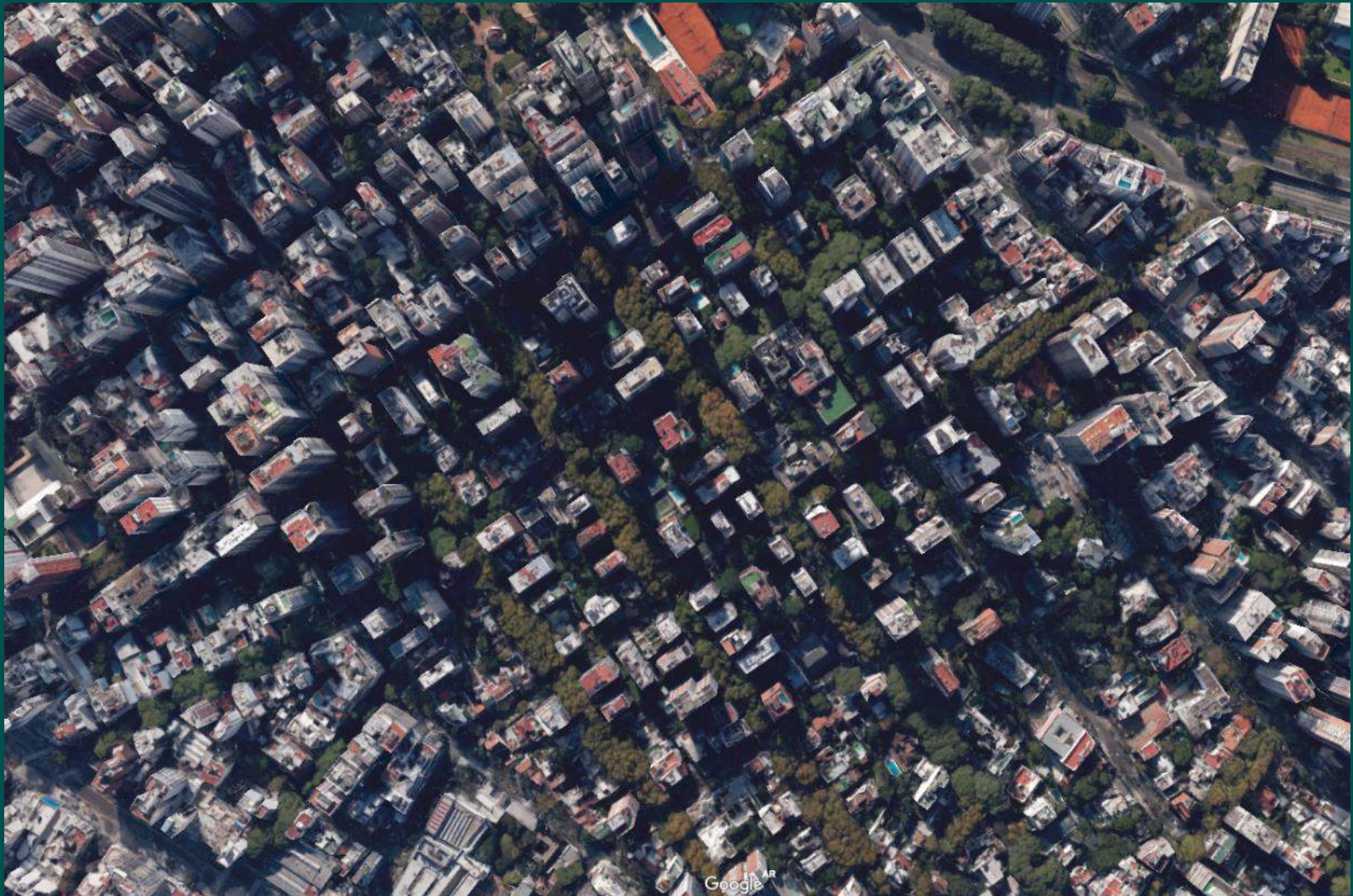


- Intended to eradicate the small patios for ventilation and lighting.
- Merge of land plots as a necessary assumption for urban renovation and tower constructions.
- Urban effects: virtual dissolution of the block - coexistence of different volumes.



# Belgrano, Buenos Aires

virtual dissolution of the block





# Belgrano, Buenos Aires

virtual dissolution of the block





# Buildings of Catalinas Norte (1956-1975)





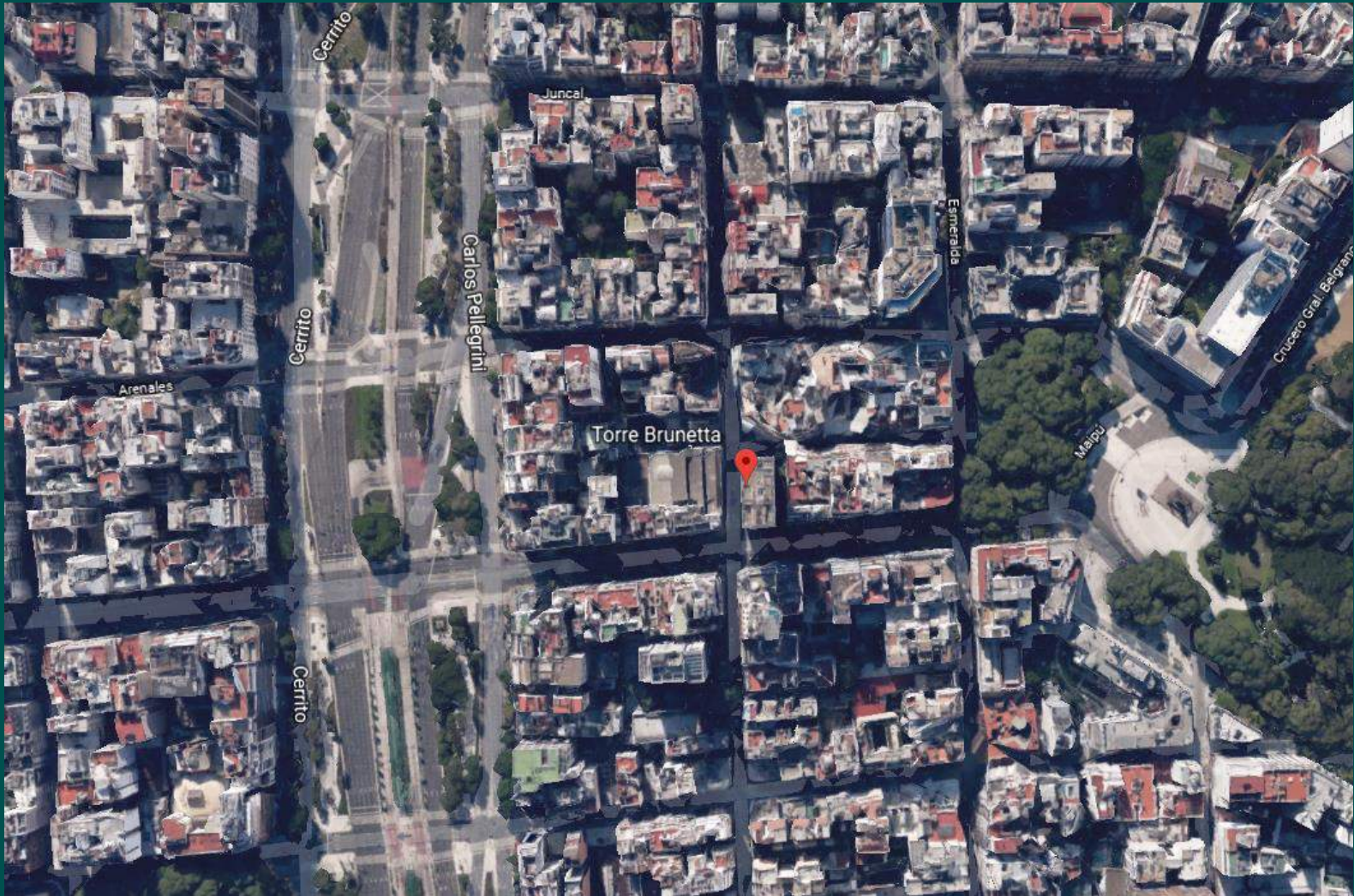
# Buildings of Catalinas Norte (1956-1975)





# Brunetta Tower

N. Pantoff, F. Fracchia (1965)





# Brunetta Tower

N. Pantoff, F. Fracchia (1965)



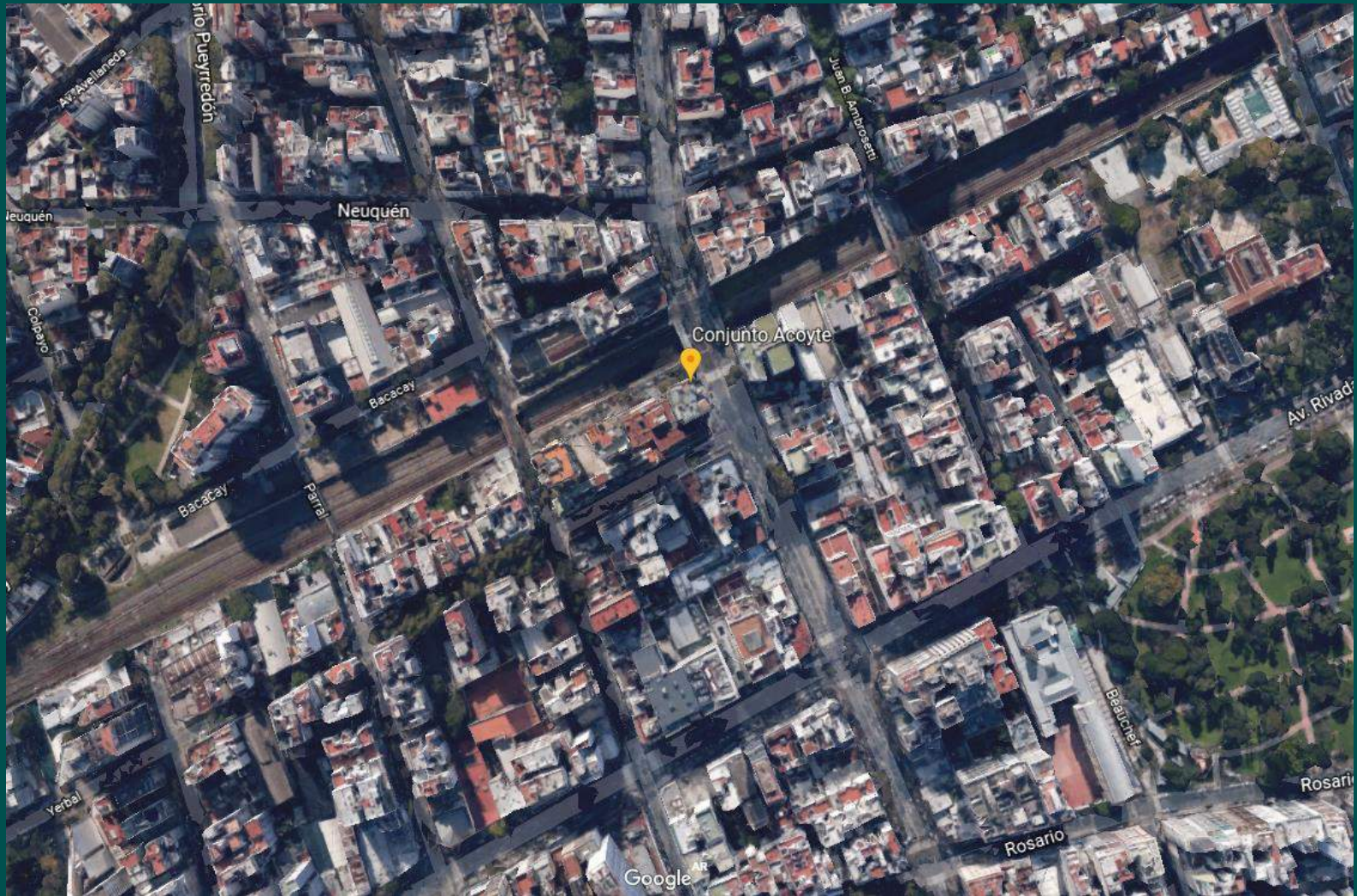
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<http://www.aidfadu.com/imagenes/grandes/036704.jpg>



# Acoyte Towers Housing Complex

MSGSSS (1969)





# Acoyte Towers Housing Complex

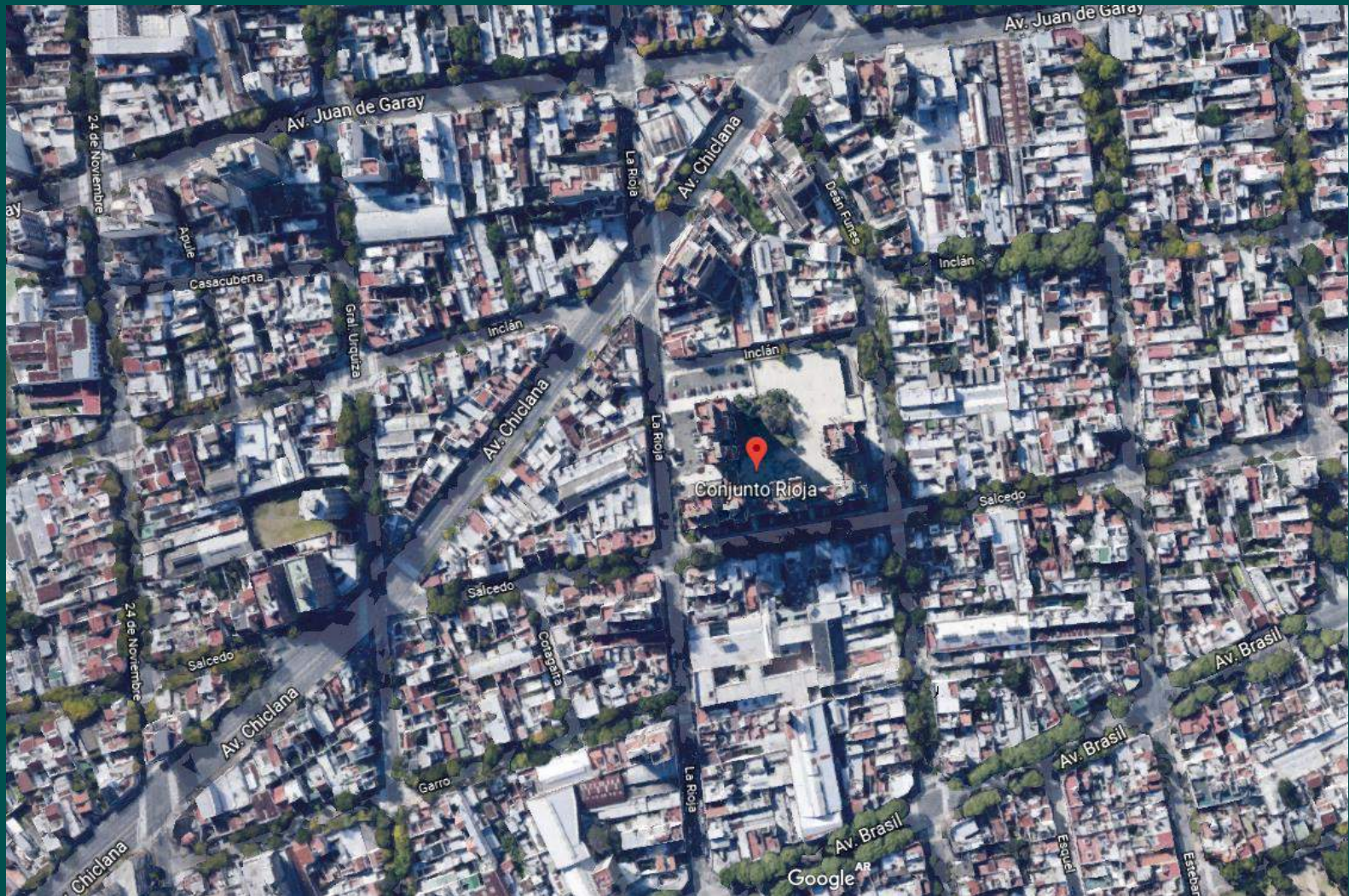
MSGSSS (1969)





# Rioja Housing Complex

MSGSS (1973)





# Rioja Housing Complex

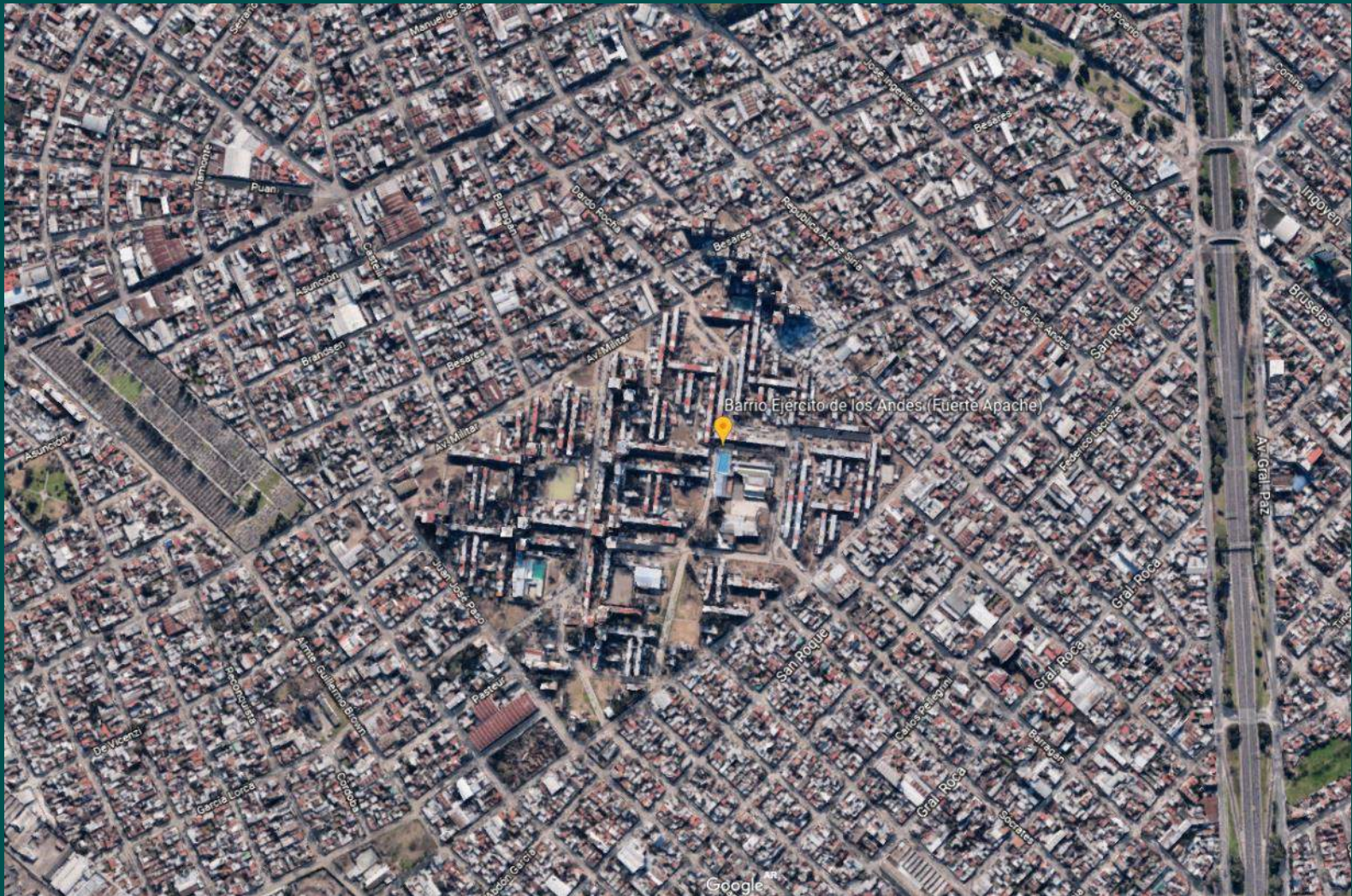
MSGSS (1973)





# “Fuerte Apache” Housing Complex

A. T. Bielus, J. Goldemberg, O. Wainstein-Krasuk (STAFF) (1962-1978)





# “Fuerte Apache” Housing Complex

A. T. Bielus, J. Goldemberg, O. Wainstein-Krasuk (STAFF) (1962-1978)





# “Fuerte Apache” Housing Complex

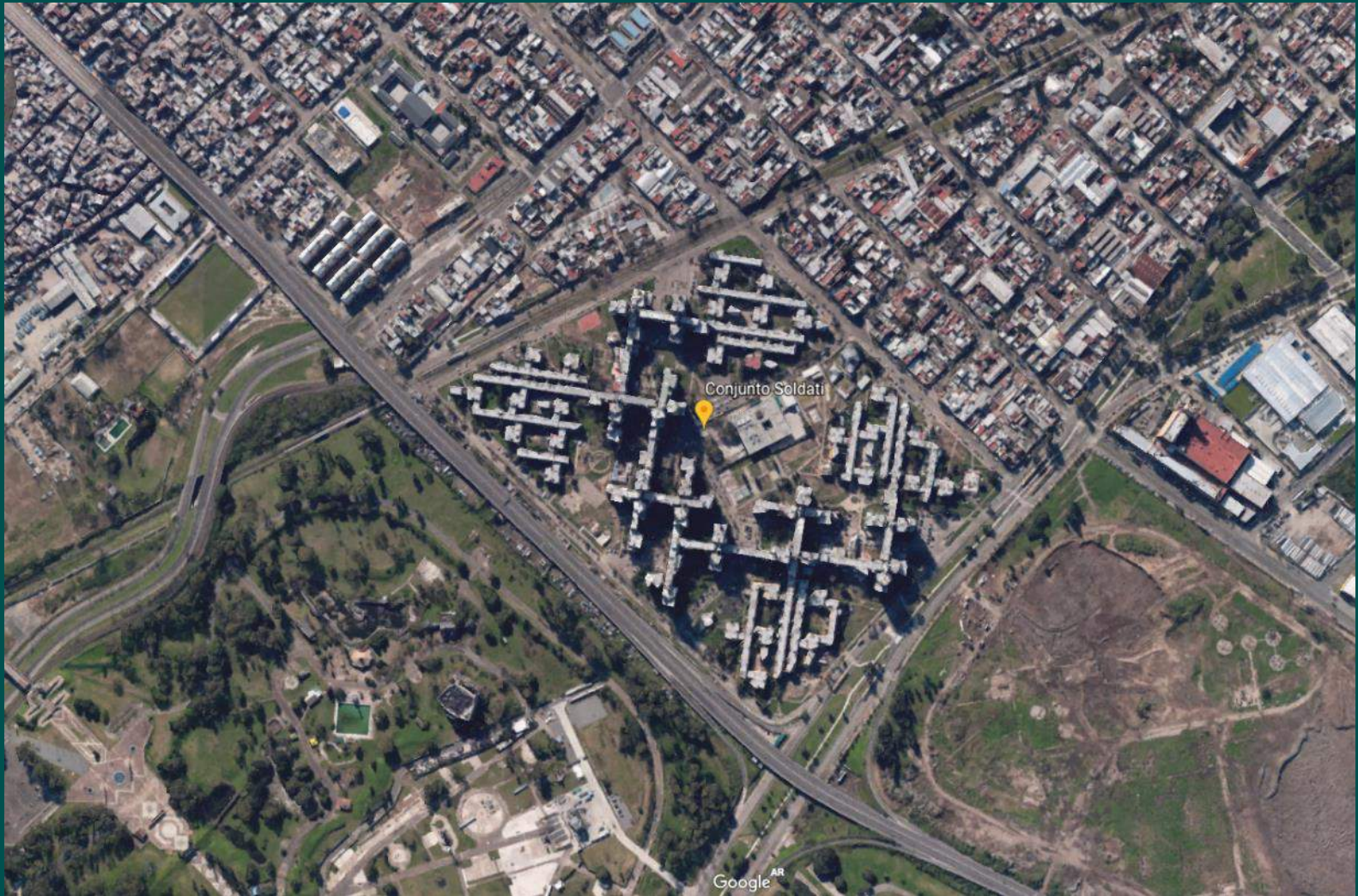
A. T. Bielus, J. Goldemberg, O. Wainstein-Krasuk (STAFF) (1962-1978)





# Soldati Housing Complex

A. T. Bielus, J. Goldemberg, O. Wainstein-Krasuk (STAFF) (1978)





# Soldati Housing Complex

A. T. Bielus, J. Goldemberg, O. Wainstein-Krasuk (STAFF) (1978)





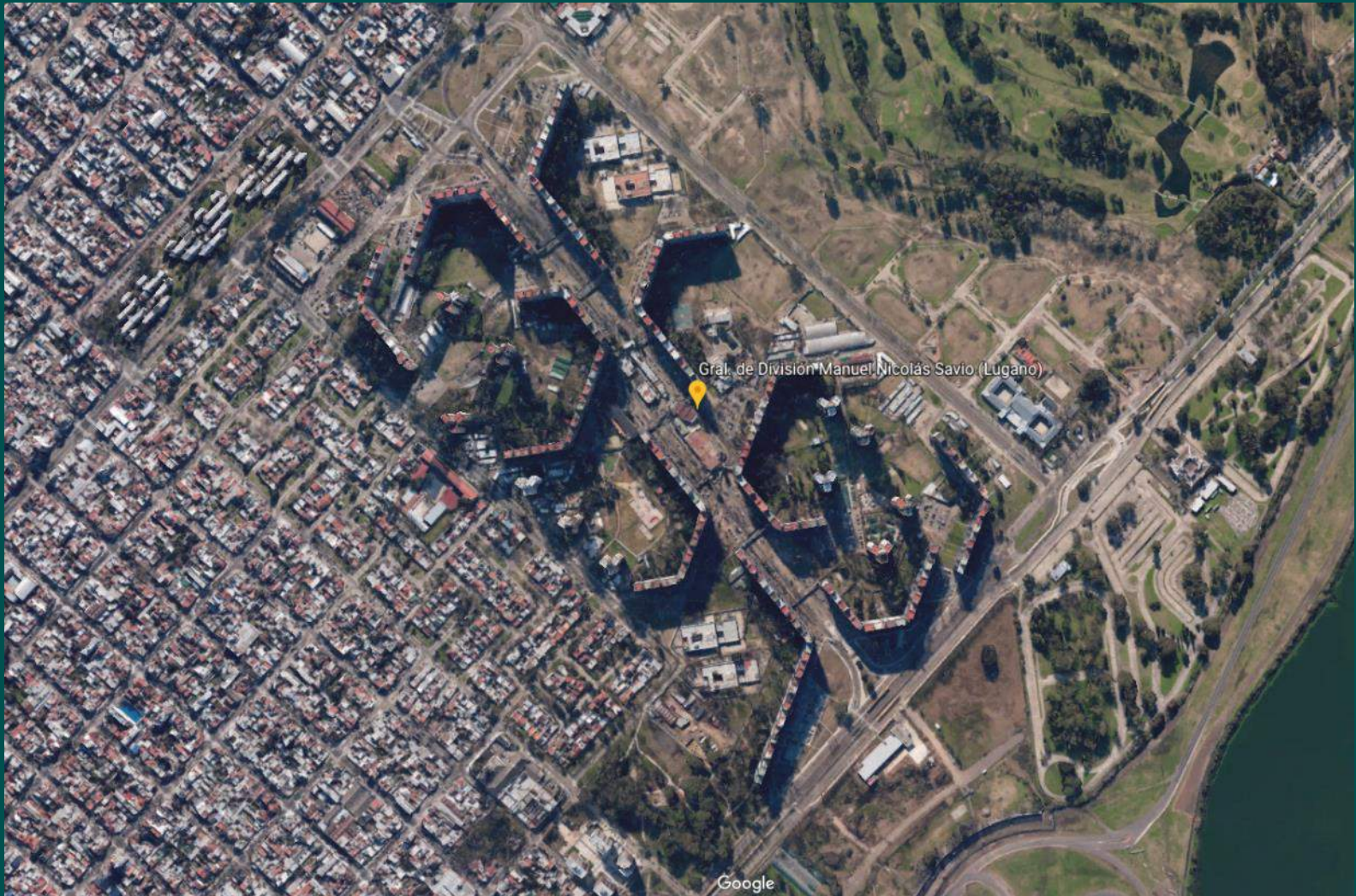
# Soldati Housing Complex

A. T. Bielus, J. Goldemberg, O. Wainstein-Krasuk (STAFF) (1978)



# Lugano Housing Complex

Comisión Municipal de la Vivienda (1970-1985)





# Lugano Housing Complex

Comisión Municipal de la Vivienda (1970-1985)





# Lugano Housing Complex

Comisión Municipal de la Vivienda (1970-1985)





MAIN CASES				
Period	Date	Name	Location	Authors
1977-2018	1977	Sanción del nuevo Código de Planeamiento Urb.		
	70'-90'	3º parte - Proyectos de Catalinas Norte	Eduardo Madero, Córdoba, L. N. Alem y San Martín	Varios
	1980	* Torre Madero	Av. Eduardo Madero 942	Kocourek S.R.L., Proconsult S.A., L. Lanari, H. Lanari
	1983	* Torre IBM	Carlos María Della Paolera 275	M. R. Álvarez
	1995	* Torre Catalinas Plaza	Av. Eduardo Madero 900	SEPRA
	1996	* Torre Alem Plaza	Av. Leandro N. Alem 855	SEPRA
	1999	* Edif. Laminar Plaza	Ing. Butty 240	SEPRA
	2001	* Torre Bank Boston	Carlos María Della Paolera 265	C. Pelli
	1977	Medrano 172	Av. Medrano 172/6	D. Agrest, M. Gandelsonas, J. Feferbaum, M. Naszewski
	1983	Edificio Pte. Luis Sáenz Peña 20	Pres. Luis Sáenz Peña 20	H. J. Korn, I. Lopatín
	1983	Torre Prourban "EL rulero"	Av. Del Libertador 498	MSGSSS
	1985	Torre Libertador 380	Av. Del Libertador 380	Graziani S.A.
	1987	Torre La Buenos Aires	Av. De Mayo 701	SEPRA
	1992	Comienza la recuperación de Puerto Madero		
	1992	Torre Le Parc	Cerviño, De María, Godoy Cruz y Oro	M. R. Álvarez
	1994	Torres Alto Palermo Plaza	Bulnes 2240 (frente al Parque Las Heras)	Urgell-Fazio, A. Penedo, MSGSSS
	1995	Torres del Libertador	Av. Del Libertador 4444	M. R. Álvarez
	2003	Torre San Martín 344	San Martín 344	M. R. Álvarez
	2005	Torres El Faro	Dique 2. P.M. Este. Azucena Villaflor 669.	S. Hirsch, M. Dujovne, B. Dujovne
	2007	Torre Galicia Central	Reconquista y Tte. Gral. Juan D. Perón	M. R. Álvarez
2008	Torres Le Parc Puerto Madero	Dique 3. P. M. Este. Azucena Villaflor y Aimé Pain	Estudio Aisenson y Estudio R. Iannuzzi & G. Colombo	
2008	Torre Repsol YPF	Dique 3. P. M. Este. Bvd. Macacha Güemes y Av. Juana Manso.	C. Pelli	
2018	Torre Macro	Av. Madero 1180 (Catalinas Norte)	C. Pelli	

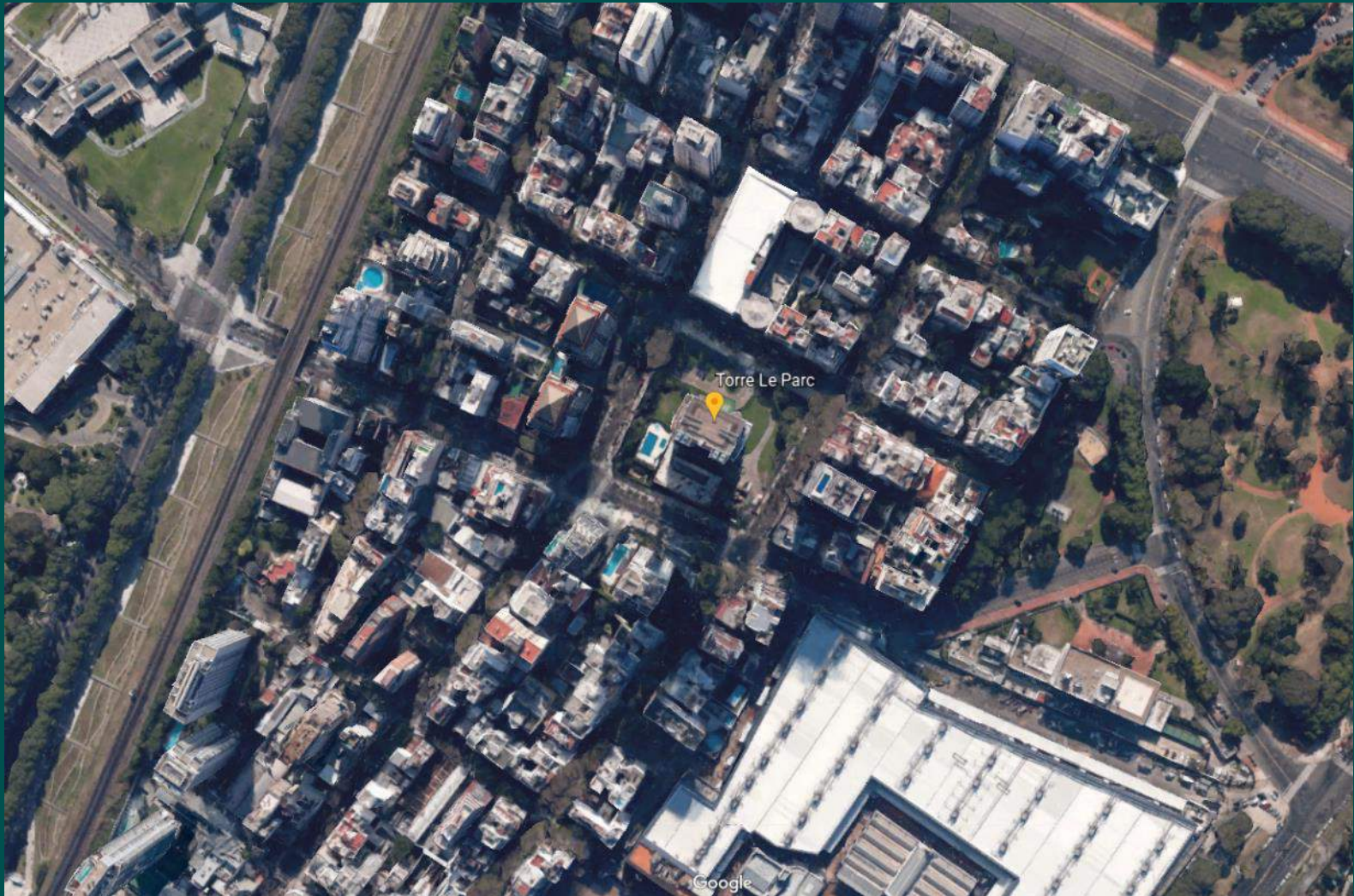
# Buildings of Catalinas Norte (1956)





# Le Parc Tower

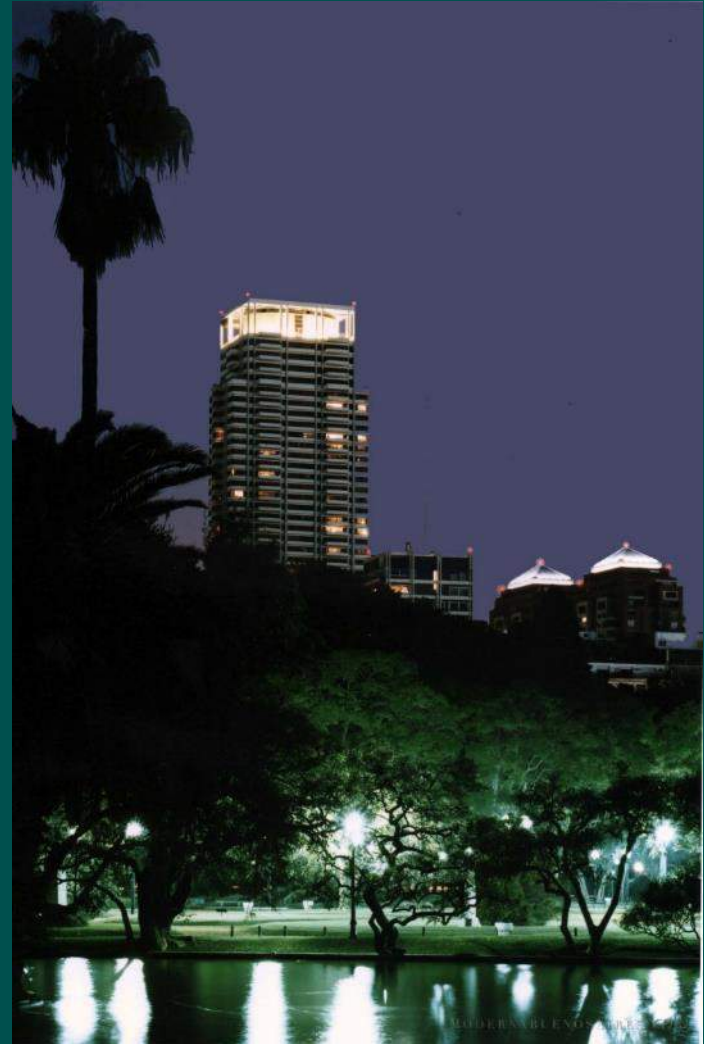
M. R. Álvarez (1992)





# Le Parc Tower

M. R. Álvarez (1992)



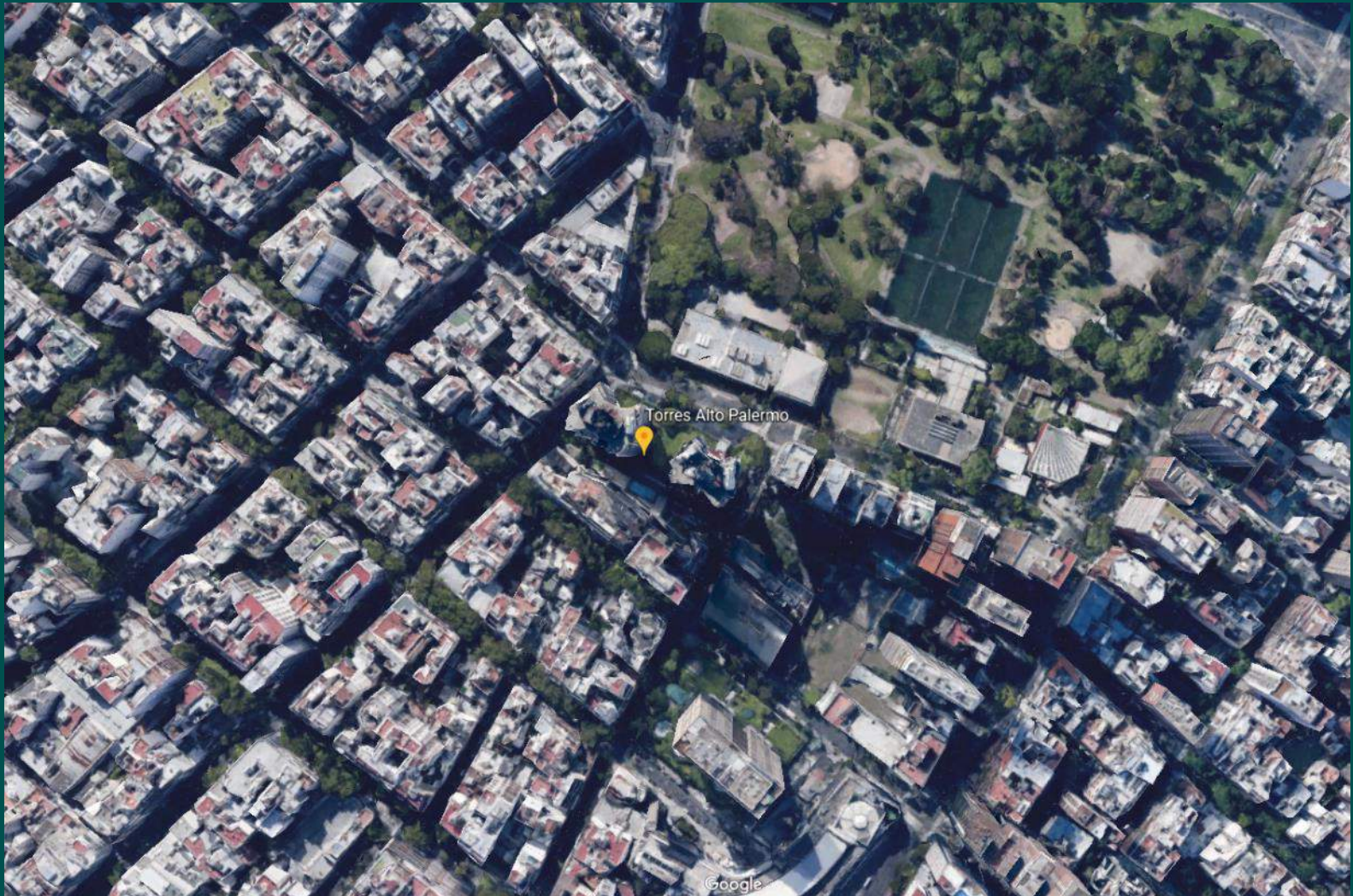
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# Alto Palermo Plaza Towers

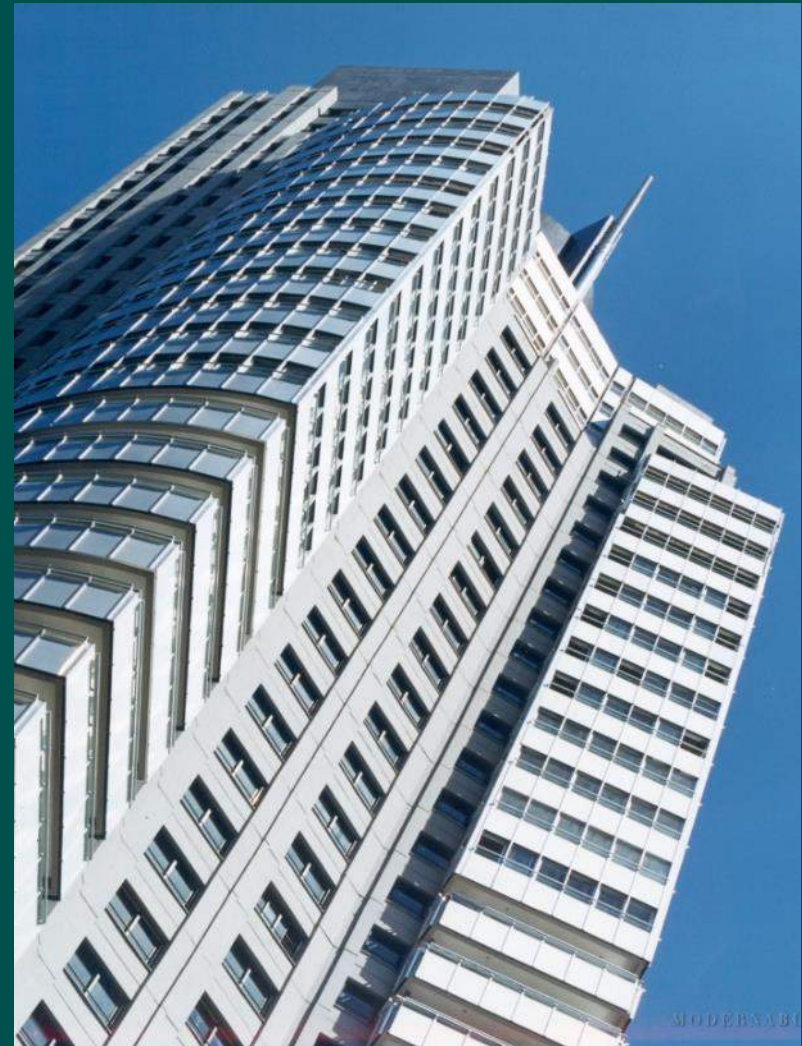
Urgel-Fazio, A. Penedo, MSGSSS (1994)





# Alto Palermo Plaza Towers

Urgel-Fazio, A. Penedo, MSGSSS (1994)



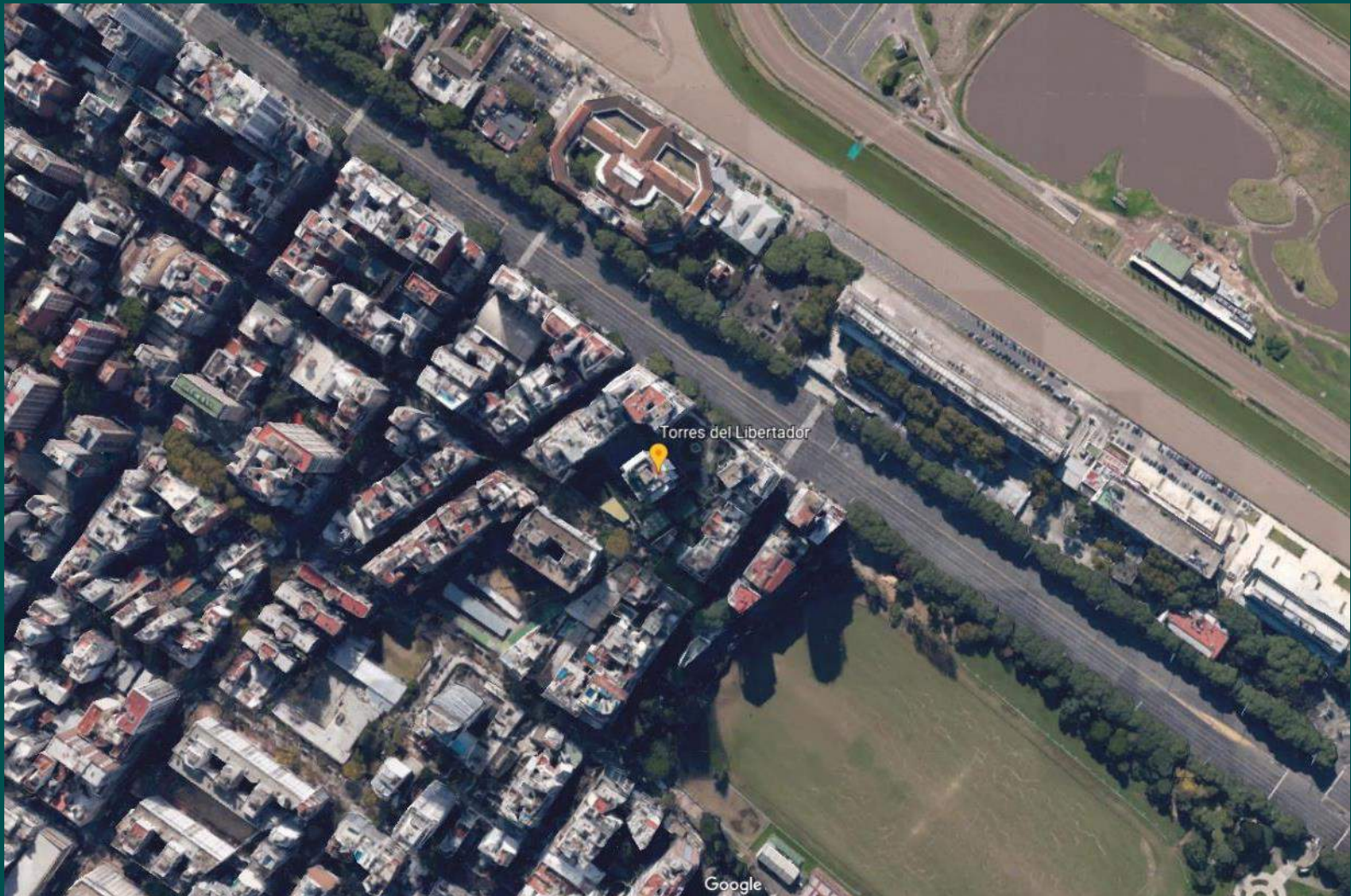
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# Libertador Towers

M. R. Álvarez (1995)





# Libertador Towers

M. R. Álvarez (1995)





# Abasto Shopping

MSGSS, Benjamin Thompson Architects, Pfeifer-Zurdo (1997)





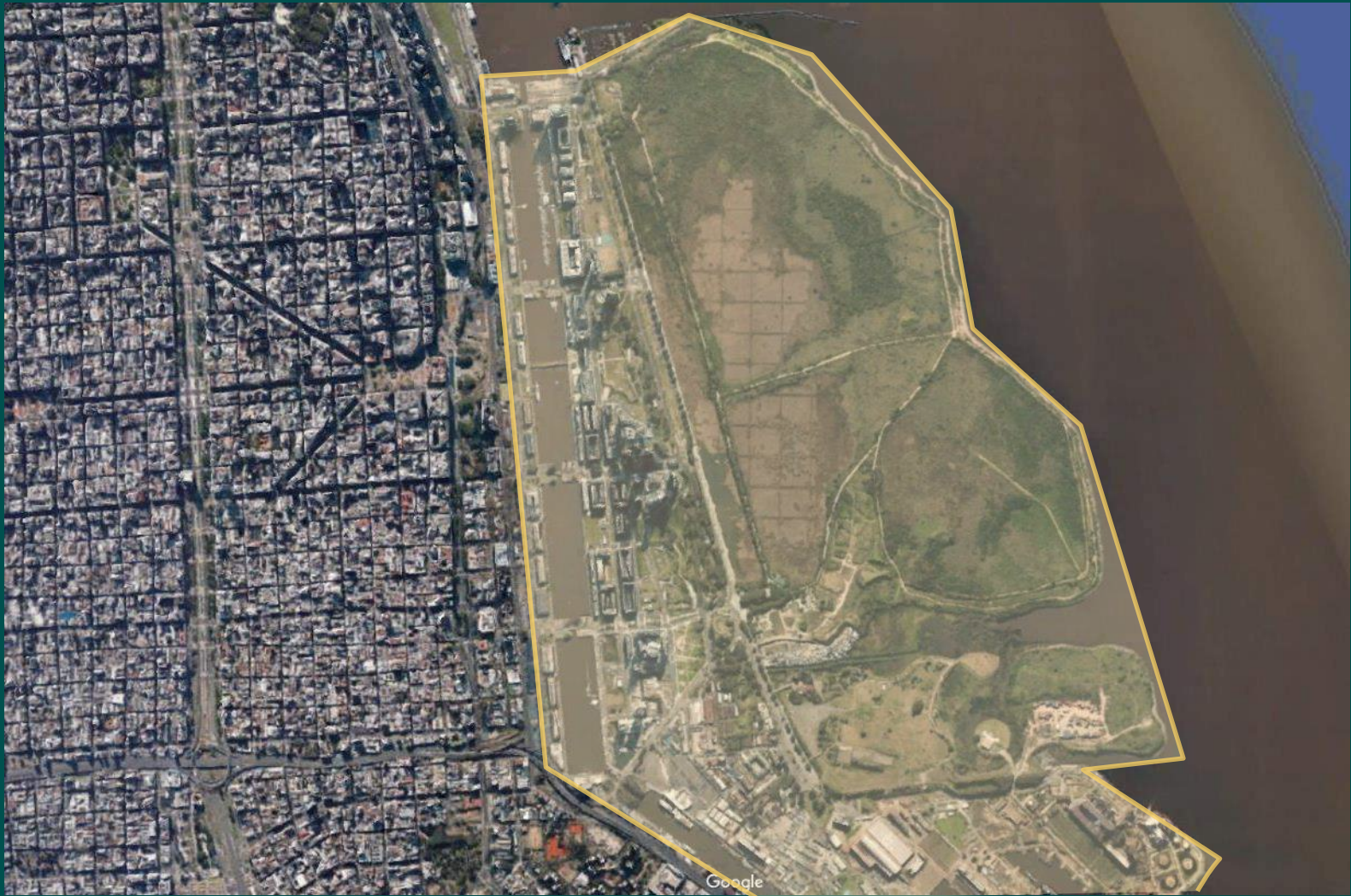
# Abasto Shopping (1934 building restored)

MSGSS, Benjamin Thompson Architects, Pfeifer-Zurdo (1997)





## The case of Puerto Madero (1992)





# El Faro Towers

S. Hirsch, M. Dujovne, B. Dujovne (2005)





# El Faro Towers

S. Hirsch, M. Dujovne, B. Dujovne (2005)



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# YPF Tower

C. Pelli (2008)





# YPF Tower

C. Pelli (2008)



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**1977-2018 MILITARY DICTATORSHIP  
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# **BA** VERTICALIZATION

**1** PERIODS + MAIN CASES

**2** TOPICS

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# **DIMENSIONS**

**CONTEXTUAL**

**CULTURAL**

**URBAN – ARCHITECTURAL**



## **CONTEXTUAL DIMENSION**



**PRODUCTIVE CONDITIONS**



**REGULATORY FRAMEWORK AND PROFESSIONAL SERVICES**



**POLITICAL-ECONOMIC CONTEXTS**





## CONTEXTUAL DIMENSION



### PRODUCTIVE CONDITIONS

Capital:	Global / National capital (agro-industrial incomes)
Sectors:	State, market and <i>third sector</i> (non-governmental org., cooperatives)
Agents:	Promoters, developers, planners and users



**PRODUCTIVE CONDITIONS  
GLOBAL CAPITAL AT PUERTO MADERO**

[http://www.gaudium.com.ar/img/desarrollos/normal/puerto\\_madero\\_bg.jpg](http://www.gaudium.com.ar/img/desarrollos/normal/puerto_madero_bg.jpg)





**PRODUCTIVE CONDITIONS**

**NATIONAL CAPITAL (AGRO-INDUSTRIAL INCOMES). CÓRDOBA**

<https://i.pinimg.com/originals/d6/0f/5b/d60f5b02f597f86e05eaa9de5c745f01.jpg>





**PRODUCTIVE CONDITIONS**

**AGENTS: PROMOTERS, DEVELOPERS, PLANNERS AND USERS**

<http://euroregionenews.eu/wp-content/uploads/2016/10/Rosario-citt%C3%A0.jpg>





## CONTEXTUAL DIMENSION



### PRODUCTIVE CONDITIONS



### REGULATORY FRAMEWORK AND PROFESSIONAL SERVICES

Horizontal Property Law (Ley 13512/1948 - Ley 26994 /2014 Cód. Civil y Comercial)

Urban-Environmental Code

Competitions, contract, State technical offices. Private practitioners



## **REGULATORY FRAMEWORK**

**HORIZONTAL PROPERTY LAW (LEY 13512/1948 - LEY 26994 /2014 CÓD. CIVIL Y COMERCIAL)**

**URBAN-ENVIRONMENTAL CODE.**

**COMPETITIONS, CONTRACT, STATE TECHNICAL OFFICES**



# CONTEXTUAL DIMENSION

## PRODUCTIVE CONDITIONS

## REGULATORY FRAMEWORK AND PROFESSIONAL SERVICES

## POLITICAL-ECONOMIC CONDITIONS

Ideology:	Peronism, development ( <i>desarrollismo</i> ), dictatorships, <i>alfonsinismo</i> , neoliberalism, neo-Peronism, pragmatism
State:	<i>Paternalist</i> - presidentialist - repressor - privatizer
Policies:	Populism - Demagogy - Welfare state - Pragmatism – Left / Right populism



## CULTURAL DIMENSION



IMAGINARY OF PROGRESS



IMAGINARY OF POWER



IMAGINARY OF CITY



## CULTURAL DIMENSION

### IMAGINARY OF PROGRESS

Private property and quality of life

- Low classes: Dignity and urban life  
Social repression (*eradication of slums*)
- Middle class: Social mobility and petty-bourgeois representation.  
Urban safety
- High classes: Elitism and globalization

### IMAGINARY OF POWER

### IMAGINARY OF CITY



**LOW CLASSES**  
**HIGHRISE = SOCIAL MOVILITY (DEPENDING ON POLITICAL CONTEXT)**





**MIDDLE CLASS  
SOCIAL MOBILITY AND PETTY-BOURGEOIS REPRESENTATION.  
URBAN SAFETY**



**HIGH CLASSES  
ELITISM AND GLOBALIZATION**





## CULTURAL DIMENSION



### IMAGINARY OF PROGRESS



### IMAGINARY OF POWER

Economic:

Corporate offices

Political:

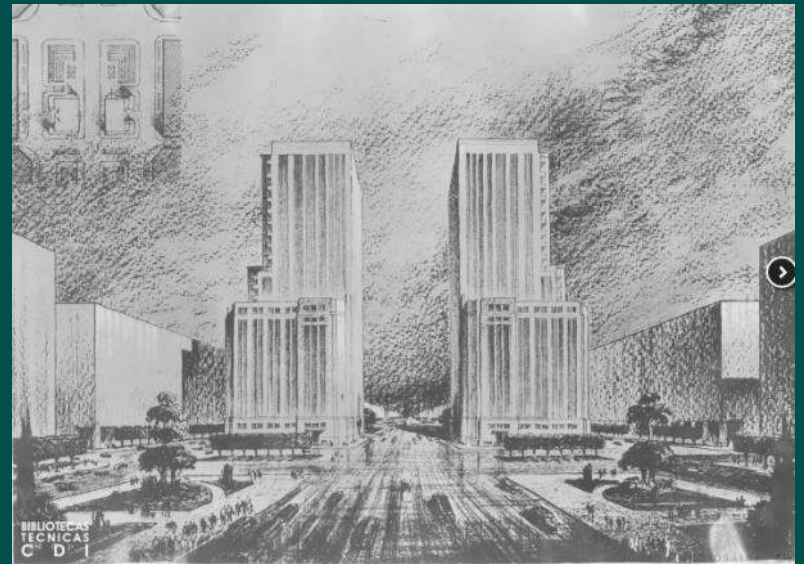
State equipments

Social power:

Premium housing towers



### IMAGINARY OF CITY



**IMAGINARY OF POWER - STATE EQUIPMENTS *MINISTERIO DE OBRAS PÚBLICAS* – 1936**

**ARQS. ALBERTO BELGRANO BLANCO - JOSÉ A. HORTAL - ING. MARCELO MARTÍNEZ DE HOZ**





**IMAGINARY OF POWER - STATE SOCIAL HOUSING – *BARRIO SIMÓN BOLIVAR* – 1953**

**ARQ. HÉCTOR FARIÑA RICE**



**IMAGINARY OF POWER – WELFARE STATE AFFORDABLE HOUSING – 1972-1978**

**ARQS. ÁNGELA TERESA BIELUS - JORGE GOLDEMBERG - OLGA WAINSTEIN-KRASUK**





**IMAGINARY OF POWER - STATE SOCIAL HOUSING – *BARRIO GRAL. SAVIO / LUGANO* – 1970-1985**

**COMISIÓN MUNICIPAL DE LA VIVIENDA**



**IMAGINARY OF POWER – PREMIUM HIGH RISE RESIDENTIAL – *BARRIO SIMÓN BOLIVAR* – 1970-1985**  
ING. GREGORIO LUIS SÁNCHEZ - ARQ. ERNESTO LAGOS - AGRIM. LUIS MARÍA DE LA TORRE





## CULTURAL DIMENSION



### IMAGINARY OF PROGRESS



### IMAGINARY OF POWER



### IMAGINARY OF CITY

Polis

Integration / segregation as core urban concept

Civitas

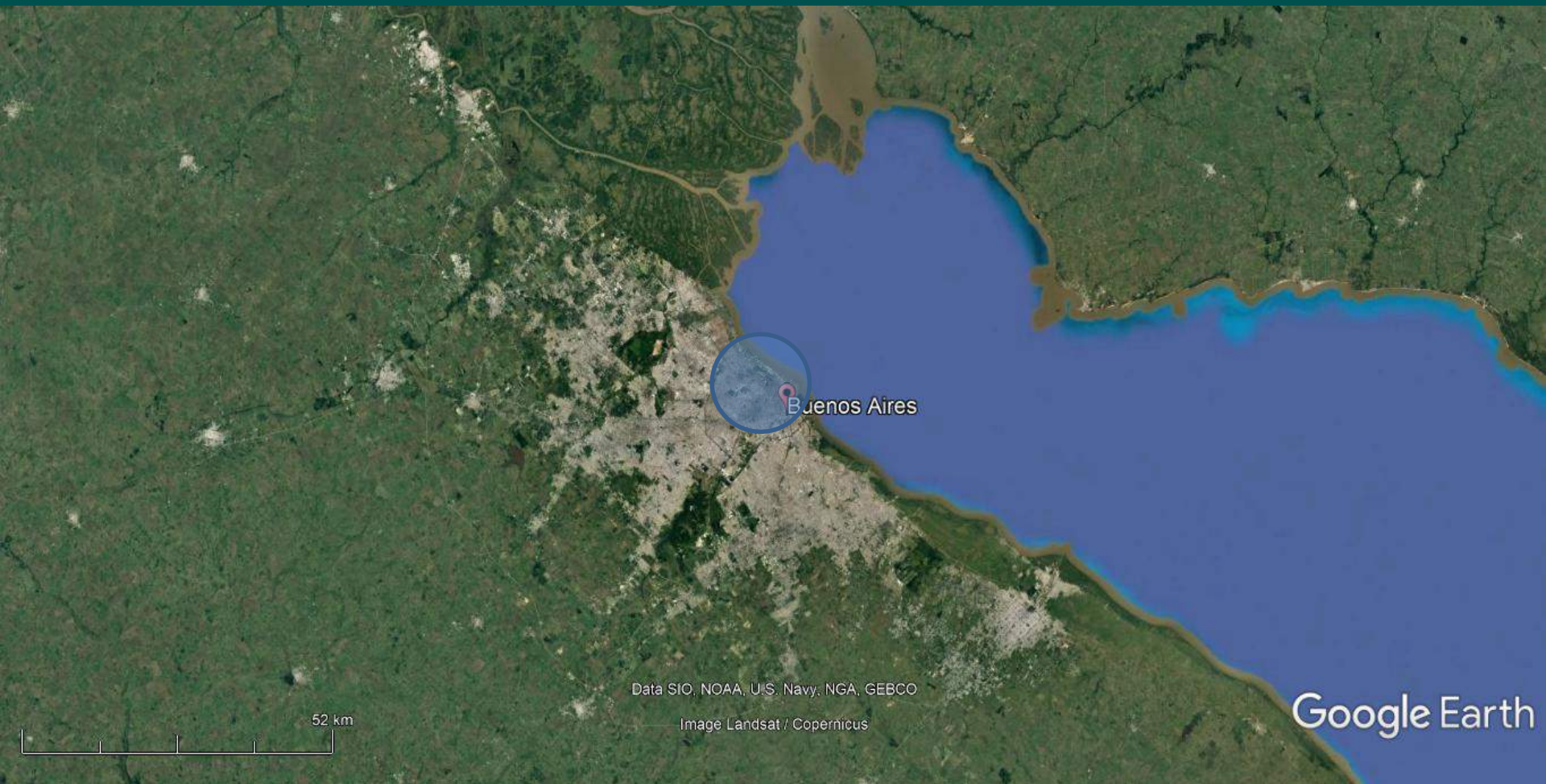
Place / enclave of the urban experience – Public / private space

Urbs

Heterogeneity / homogeneity of the urban fabric







<https://earth.google.com/web>

# BUENOS AIRES METROPOLITAN REGION



## GROSS SOCIO-ECONOMIC DISTRIBUTION

- 1 HIGH CLASS
- 2 MIDDLE CLASS
- 3 LOW CLASS

<https://earth.google.com/web>





## **URBAN - ARCHITECTURAL DIMENSION**



**URBAN LAND INTENSIVE USE**



**URBAN LOCATION**



**ARCHITECTURAL SCOPE**



**BUILDING TYPOLOGIES AND FABRIC INSERTION**



**PUBLIC SPACE AND STREET LEVEL**



**CRITICAL PROJECTS**



**DESIGN TOPICS**



**ARCHITECTURAL AESTHETICS**







**URBAN LAND INTENSIVE USE**  
**BLOCK (MANZANA) AND HISTORICAL PLOT AS VERTICALIZATION PREMISE**  
**DENSIFICATION PROCESS: SUBSTITUTION - EXTENSION**

# URBAN – ARCHITECTURAL DIMENSION

## URBAN LAND INTENSIVE USE

## URBAN LOCATION

Areas of densification through history:

Downtown	liberal and <i>Developmental</i> period
Inner neighborhoods	<i>Developmental period</i>
Periphery	Peronism – Military dictatorship
Riverfront	Neo-liberal '90s
Traditional parks	Neo-liberal '90s
Urban vacancies	Neo-liberal '90s
Real state districts	Neo-liberal '90s





## URBAN LOCATION

Areas of densification through history:

- 1 DOWNTOWN**
- 2 INNER NEIGHBORHOODS**
- 3 PERIPHERY**
- 4 RIVERFRONT**
- 5 TRADITIONAL PARKS**
- 6 URBAN VACANCIES**
- 7 REAL STATE DISTRICTS**



## URBAN – ARCHITECTURAL DIMENSION

(continuation)

 **URBAN LAND INTENSIVE USE**

 **URBAN LOCATION**

 **ARCHITECTURAL SCOPE**

Skyline:

Icon image and urban location

Urban morphology:

Single object / accumulative object

Block fabric:

Continuity / discontinuity – Homogeneity / heterogeneity





**ARCHITECTURAL SCOPE**  
**SKYLINE: ICON IMAGE AND URBAN LOCATION**

[https://d2v9y0dukr6mq2.cloudfront.net/video/thumbnail/GP7zpyx/alvear-tower-and-puerto-madero-buenos-aires-skyline-buildings-argentina\\_r-gpyx7\\_\\_F0000.png](https://d2v9y0dukr6mq2.cloudfront.net/video/thumbnail/GP7zpyx/alvear-tower-and-puerto-madero-buenos-aires-skyline-buildings-argentina_r-gpyx7__F0000.png)

[http://4.bp.blogspot.com/-JESADFIIZoIVBdC3HNFYI/AAAAAAAAAAII/sChviiK10HM/s1600/20131117\\_193932.jpg](http://4.bp.blogspot.com/-JESADFIIZoIVBdC3HNFYI/AAAAAAAAAAII/sChviiK10HM/s1600/20131117_193932.jpg)



## ARCHITECTURAL SCOPE

URBAN MORPHOLOGY: SINGLE OBJECT / ACCUMULATIVE OBJECT

BLOCK FABRIC: CONTINUITY / DISCONTINUITY – HOMOGENEITY / HETEROGENEITY



## URBAN – ARCHITECTURAL DIMENSION

### URBAN LAND INTENSIVE USE

### URBAN LOCATION

### ARCHITECTURAL SCOPE

### BUILDING TYPOLOGIES AND FABRIC INSERTION

Block insertion

In block. Corner / in between / internal

Out block

Building types:

Base and elevated building

Free-standing, semi-free, adjacent (in touch) building

Alignments:

On / offset public line. Retreats and profiles

### PUBLIC SPACE AND STREET LEVEL

Connections:

Enhancements and denial of functional / visual relationships

Uses:

Mixtures / singular. Public / selective / exclusive



## **BUILDING TYPOLOGIES AND FABRIC INSERTION**

BLOCK INSERTION: IN / OUT BLOCK. CORNER / IN BETWEEN / INTERNAL

BUILDING TYPES: BASE AND ELEVATED BUILDING / FREE-STANDING, SEMI-FREE, ADJACENT (IN TOUCH) BUILDINGS

ALIGNMENTS: ON / OFFSET PUBLIC LINE. RETREATS AND PROFILES

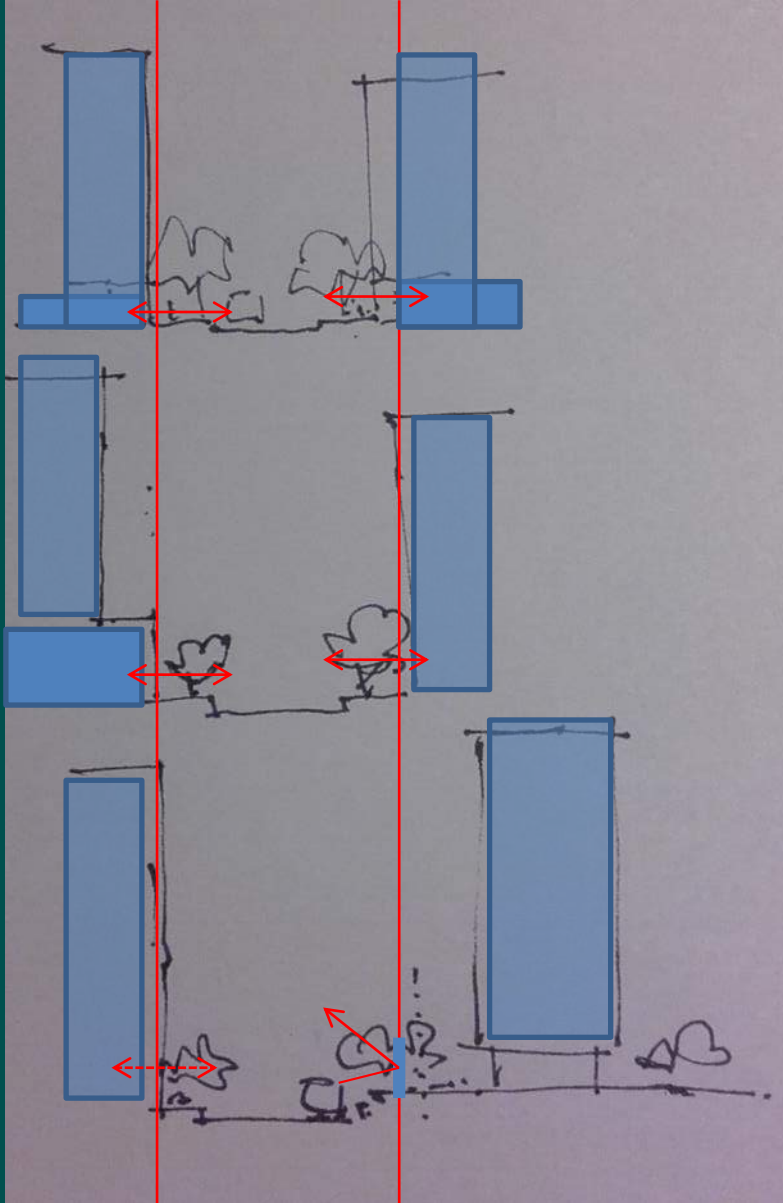


<http://www.gringoinbuenosaires.com/wp-content/uploads/2010/02/caballito.jpg>



## **BUILDING TYPOLOGIES AND FABRIC INSERTION**

**HETEROGENEITY- ACCUMULATIVE**



## **ALIGNMENT ON PUBLIC LINE**

CANAL STREET PROFILE

IN TOUCH BUILDINGS = URBAN FABRIC AND FACADE CONTINUITY

GROUND LEVEL: MIX-USE (RETAIL-SERVICES) = INTENSE URBAN LIFE

## **ALIGNED BASE+ ELEVATED FABRIC**

CANAL STREET + WIDER PROFILE

SOCLE = FACADE CONTINUITY

GROUND LEVEL: MIX-USE = INTENSE URBAN LIFE

## **SET BACK BUILDING**

FREE-STANDING BUILDING

FRACTURED STREET PROFILE – FRAGMENTED FACADE

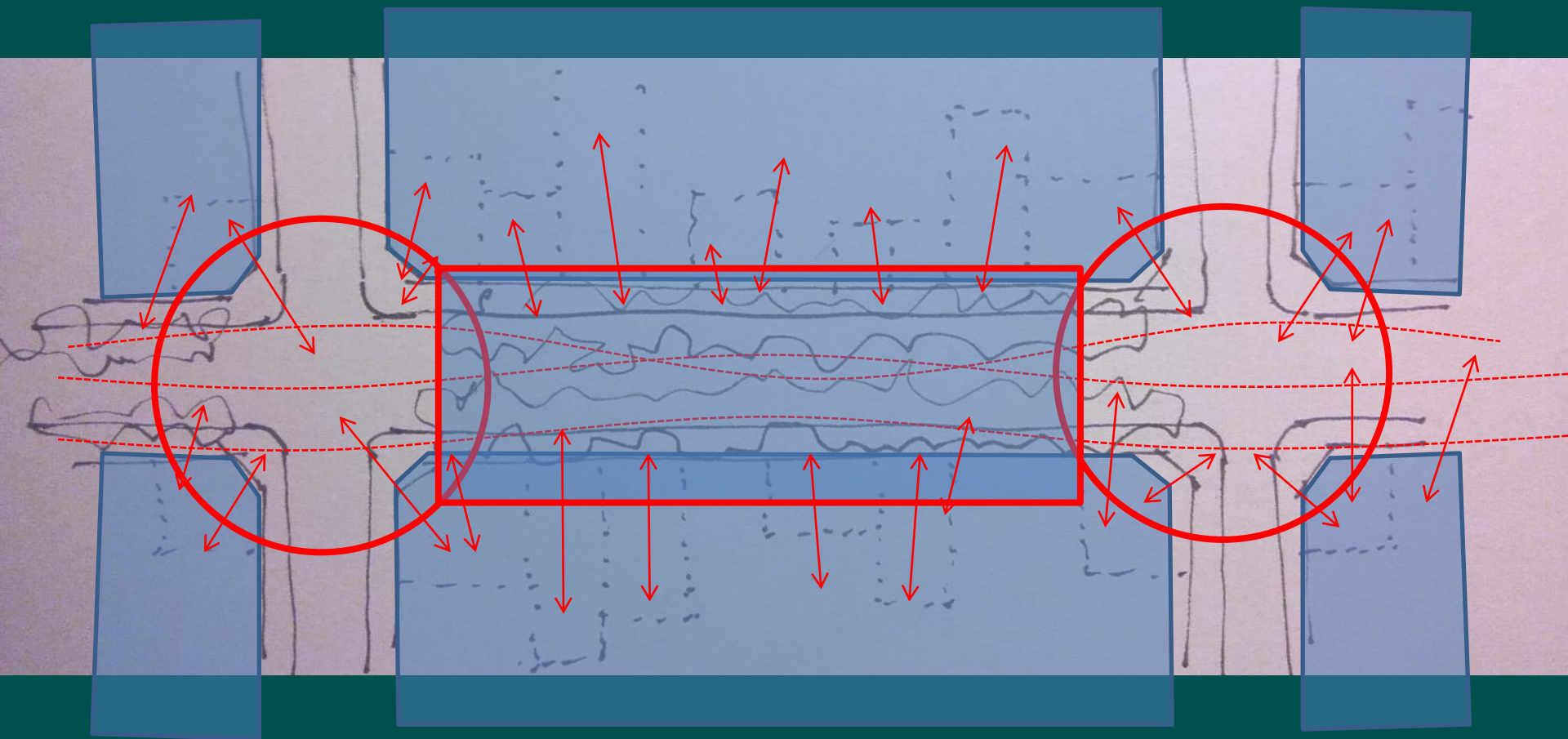
GROUND LEVEL: PRIVATE OPEN SPACE = LOW URBAN LIFE

## **PUBLIC SPACE AND STREET LEVEL**

CONNECTIONS: ENHANCEMENTS AND DENIAL OF FUNCTIONAL / VISUAL RELATIONSHIPS

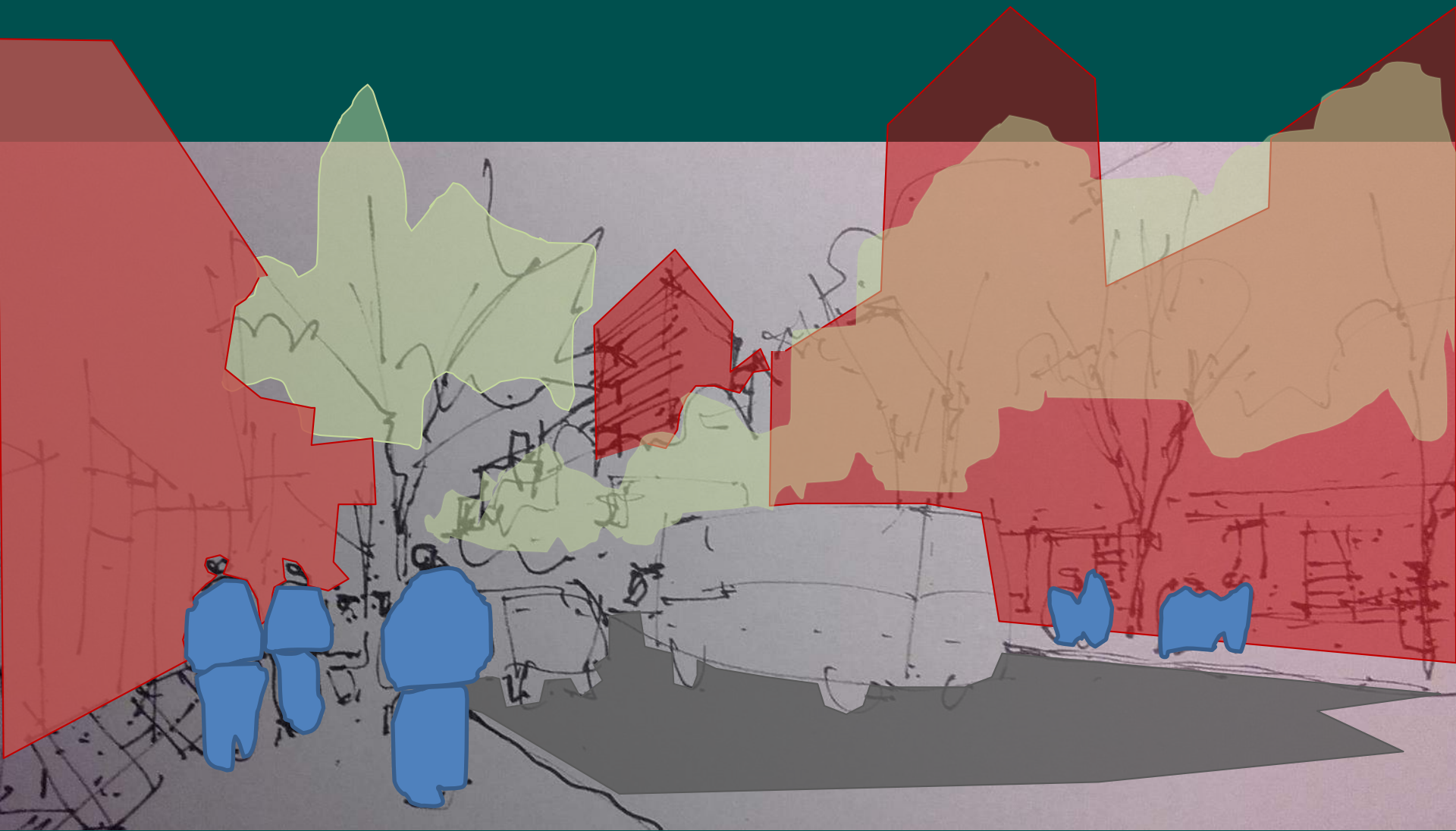
USES: MIXTURES / SINGULAR. PUBLIC / SELECTIVE / EXCLUSIVE





## **PUBLIC SPACE AND STREET LEVEL**

**URBAN SPACIALTY - RITHM ANDTENSIONS - CUADRA Y ESQUINA (BLOCK AND CORNER)**



## **PUBLIC SPACE AND STREET LEVEL**

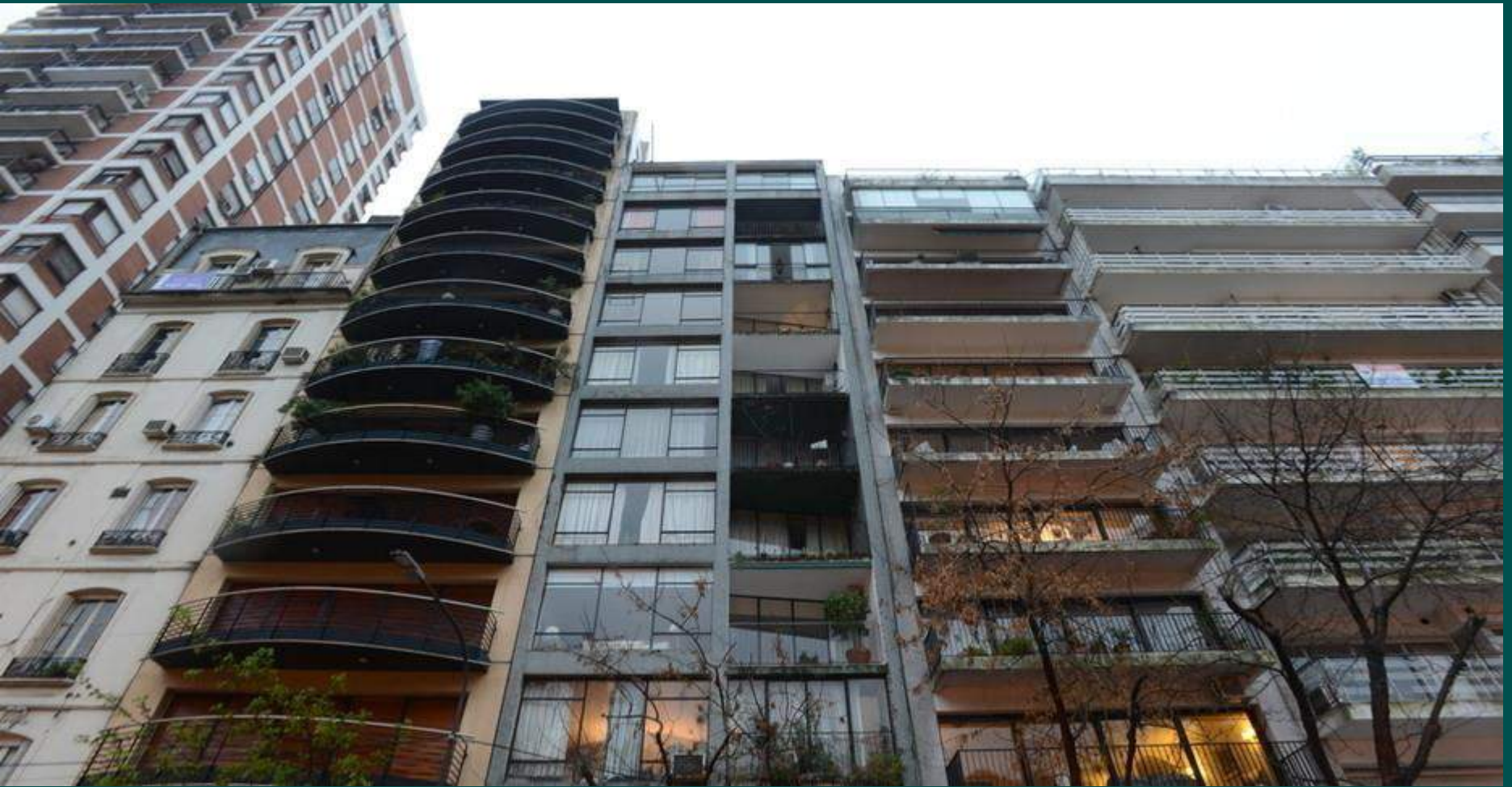
**CUADRA Y ESQUINA (BLOCK AND CORNER) URBAN SPACIALTY – PUBLIC LIFE**





<https://sobreargentina.com/wp-content/uploads/2010/06/caballito1.jpg>

**PUBLIC SPACE AND STREET LEVEL**  
MIX-USE GROUND LEVEL – HOMOGENOUS FABRIC – IMAGE OF CONTINUITY



## **BUILDING TYPOLOGIES AND FABRIC INSERTION**

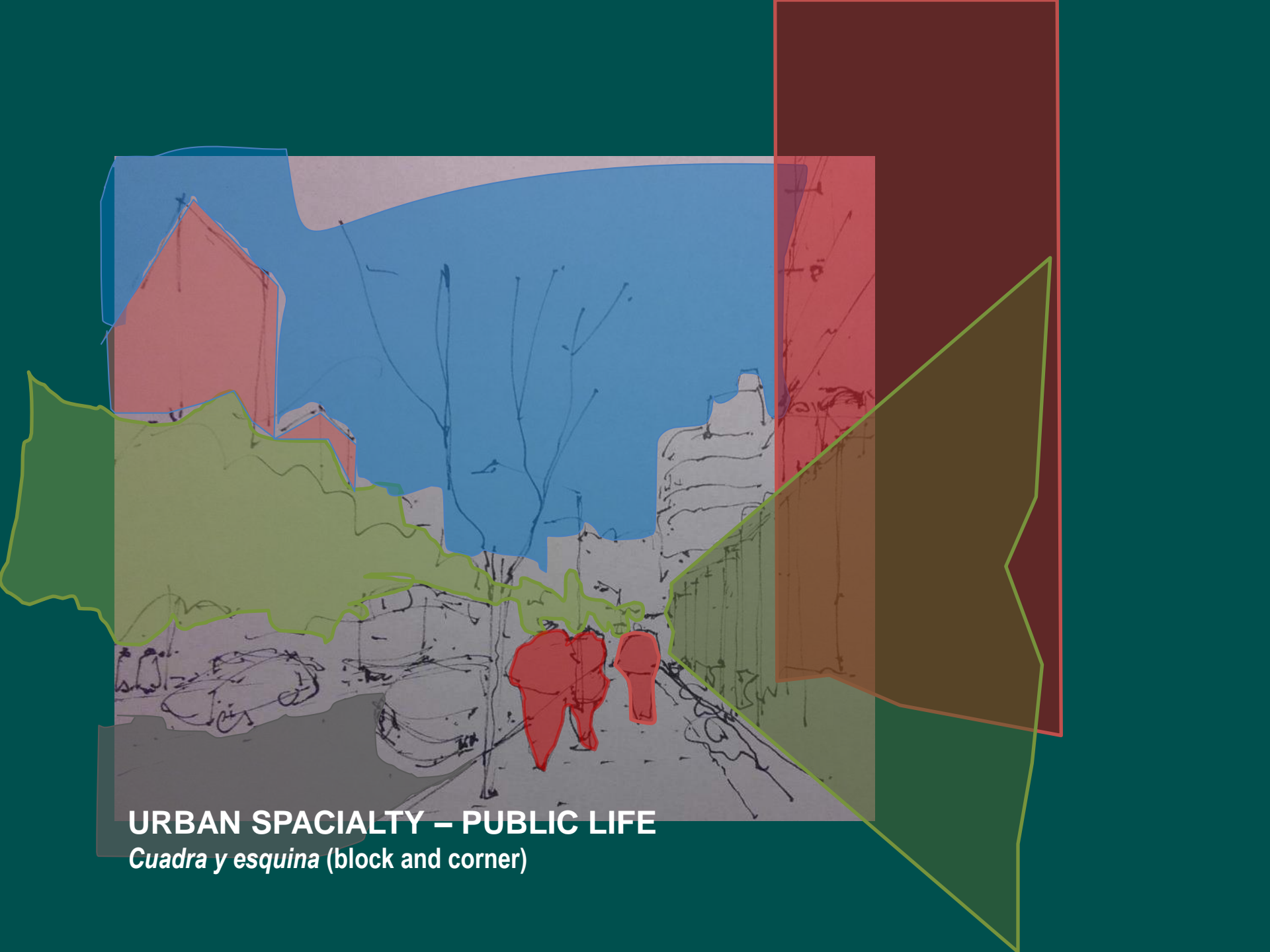
ALIGNMENTS ON PUBLIC LINE = CONTINUITY – ACCUMULATIVE MORPHOLOGY





**BUILDING TYPOLOGIES AND FABRIC INSERTION**

**HETEROGENEITY- FREESTANDNG-ICONIC**



**URBAN SPACIALTY – PUBLIC LIFE**

*Cuadra y esquina (block and corner)*





<https://earth.google.com/web>

## URBAN SPACIALTY – PUBLIC LIFE

ONLY TRANSIT GROUND LEVEL – DISCONTINUOUS URBAN FABRIC – ISOLATED ICONS



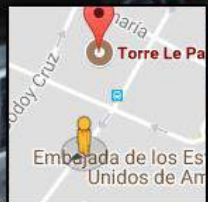
2777 Fray Justo Sta. María de Oro

Buenos Aires



Google, Inc.

Street View - ago. 2017



<https://earth.google.com/web>

**URBAN SPACIALTY – PUBLIC LIFE**  
**GROUND LEVEL SELECTED USES – HOMOGENEITY - CONTINUITY**



<https://media-cdn.tripadvisor.com/media/photo-s/10/c6/d5/e1/acoyte-y-rivadavia.jpg>



**URBAN SPACIALTY – PUBLIC LIFE**  
**THE CORNER – MIX USE – ALIGNMENTS – PUBLIC LIFE**



**EXCEPTIONAL PLACEMENTS - LAS HERAS PARK - ALTO PALERMO TOWERS – 1994**  
ARQS. JOSÉ ANTONIO URGELL - ENRIQUE C. FAZIO - AUGUSTO PENEDO - JUAN MARTÍN URGELL - FLORA MANTEOLA - JAVIER ÁNCHEZ GÓMEZ - JOSEFA SANTOS - JUSTO JORGE SOLSONA - CARLOS SALLABERRY



<https://www.modernabuenaosaires.org/obras/90s/torres-alto-palermo-plaza>



**EXCEPTIONAL PLACEMENTS - PLAZA SAN MARÍN – PIRELLI TOWER – 1970**  
ARQ. MARIO BIGONGIARI



**EXCEPTIONAL PLACEMENTS - CATALINAS NORTE-  
EDIFICIO REPÚBLICA - 1996  
ARQS. CÉSAR PELLI – MARIO ROBERTO ÁLVAREZ**



<https://www.modernabuenosaires.org/>



**EXCEPTIONAL PLACEMENTS - CATALINAS NORTE - *EDIFICIO CONURBAN* – 1969**  
ARQS. ESTANISLAO KOCOUREK - ERNESTO D. KATZENSTEIN - C. LLORENS



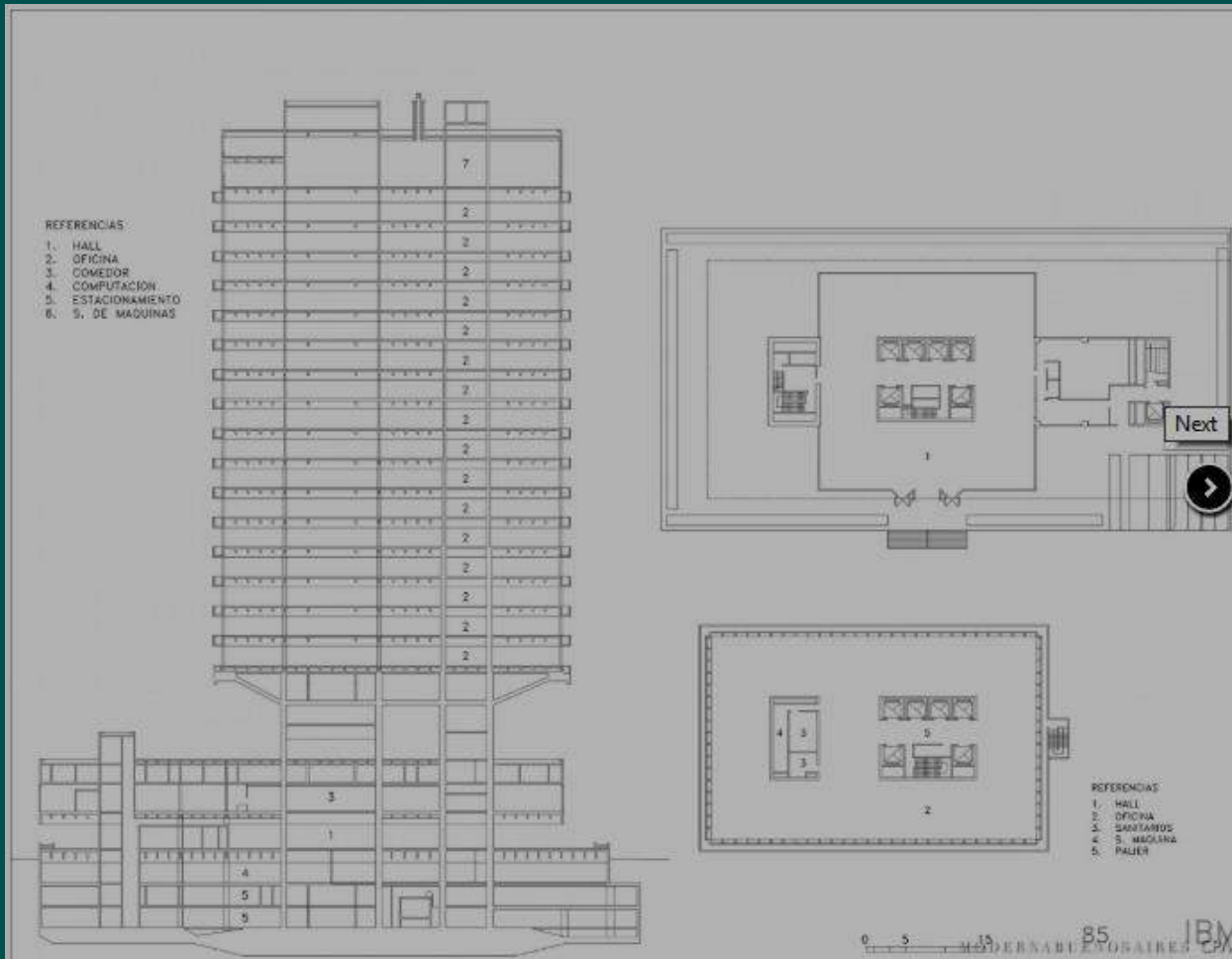
**EXCEPTIONAL PLACEMENTS - CATALINAS NORTE - *EDIFICIO CONURBAN* – 1969**  
ARQ. ESTANISLAO KOCOUREK - ERNESTO D. KATZENSTEIN - C. LLORENS



<https://www.modernabuenosaires.org/>



**EXCEPTIONAL PLACEMENTS - CATALINAS NORTE - *EDIFICIO IBM* – 1979-1983**  
**ARQ. MARIO ROBERTO ÁLVAREZ**



**EXCEPTIONAL PLACEMENTS - CATALINAS NORTE - EDIFICIO IBM – 1979-1983**  
ARQ. MARIO ROBERTO ÁLVAREZ



<https://www.modernabuenaosaires.org/>



**EXCEPTIONAL PLACEMENTS - CATALINAS NORTE – EDIF. C. PELLEGRINI / UIA – 1968-78**  
ARQS. JAVIER SÁNCHEZ GÓMEZ - JOSEFA SANTOS - JUSTO JORGE SOLSONA - FLORA MANTEOLA - RAFAEL VIÑOLY - IGNACIO PETCHERSKY RQ. MARIO ROBERTO ÁLVAREZ



**DESIGN EXPLORATIONS - SPATIALTY - EDIF. C. PELLEGRINI / UIA - 1968-78**  
ARQS. JAVIER SÁNCHEZ GÓMEZ - JOSEFA SANTOS - JUSTO JORGE SOLSONA - FLORA MANTEOLA - RAFAEL VIÑOLY - IGNACIO PETCHERSKY RQ. MARIO ROBERTO ÁLVAREZ





## URBAN - ARCHITECTURAL DIMENSION

URBAN LAND INTENSIVE USE

URBAN LOCATION

ARCHITECTURAL SCOPE

BUILDING TYPOLOGIES AND FABRIC INSERTION

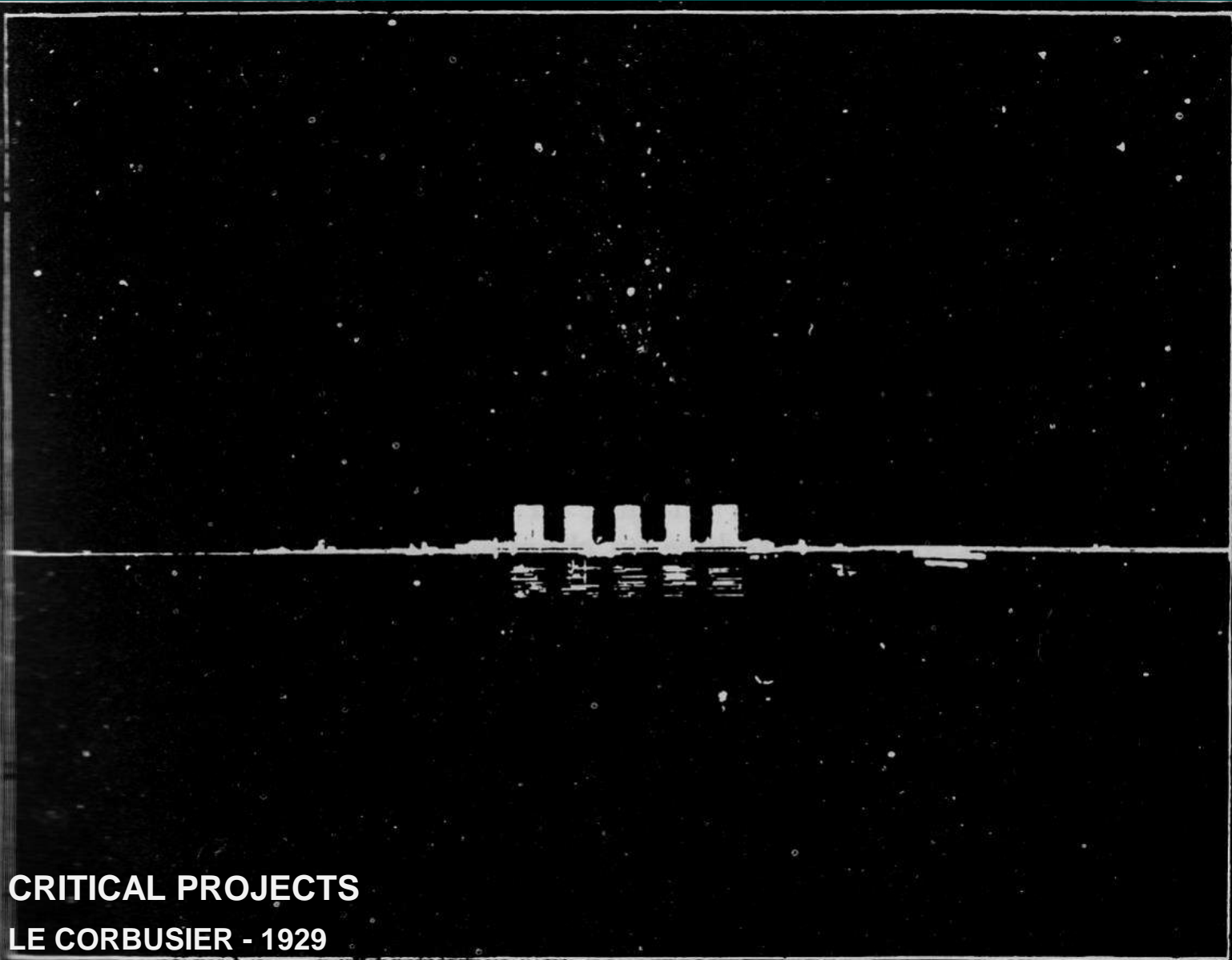
PUBLIC SPACE AND STREET LEVEL

### CRITICAL PROJECTS:

Le Corbusier

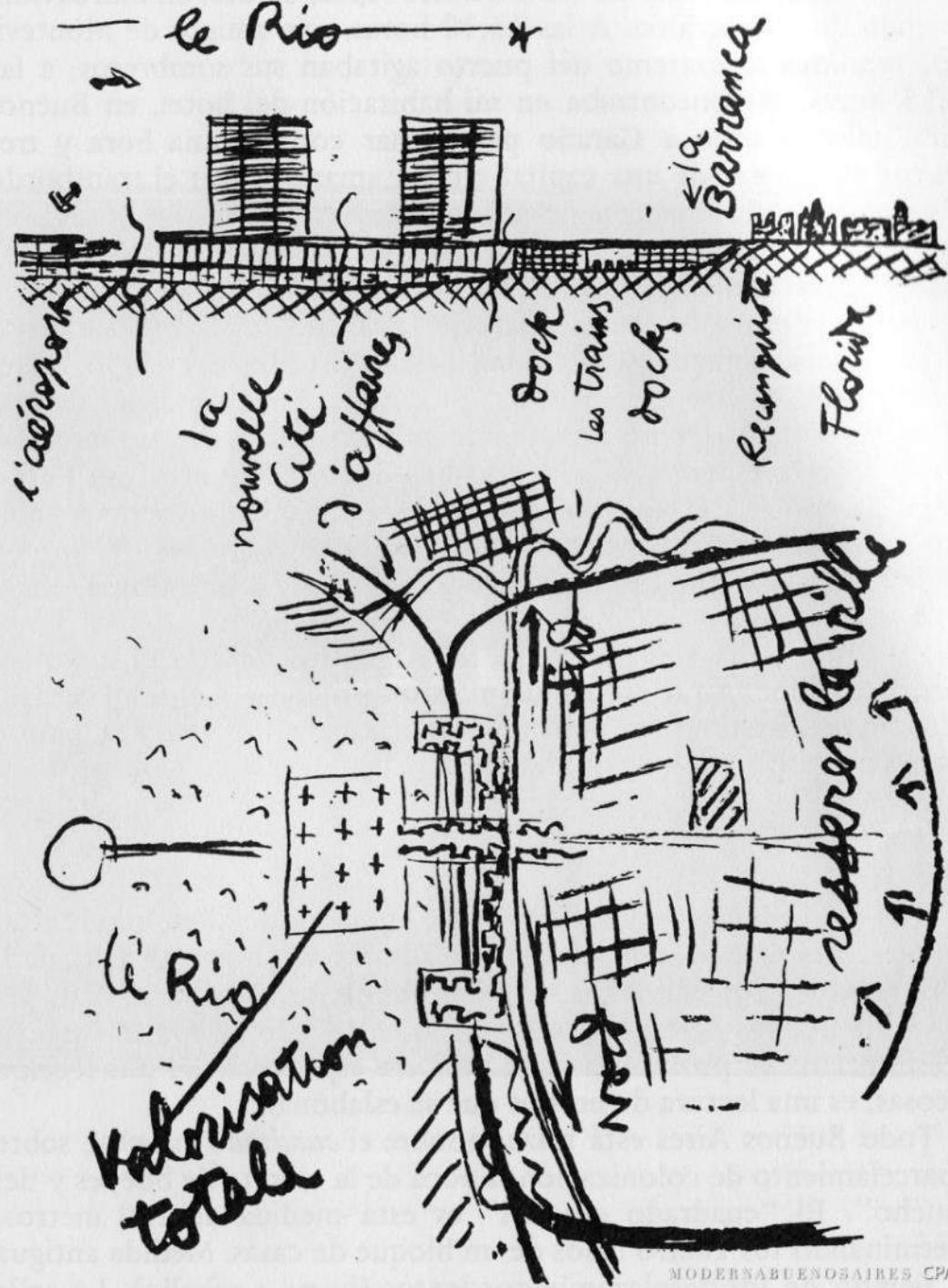
Amancio Williams

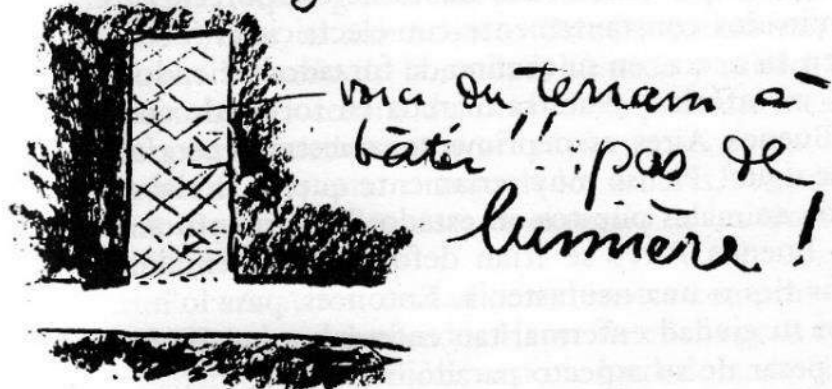
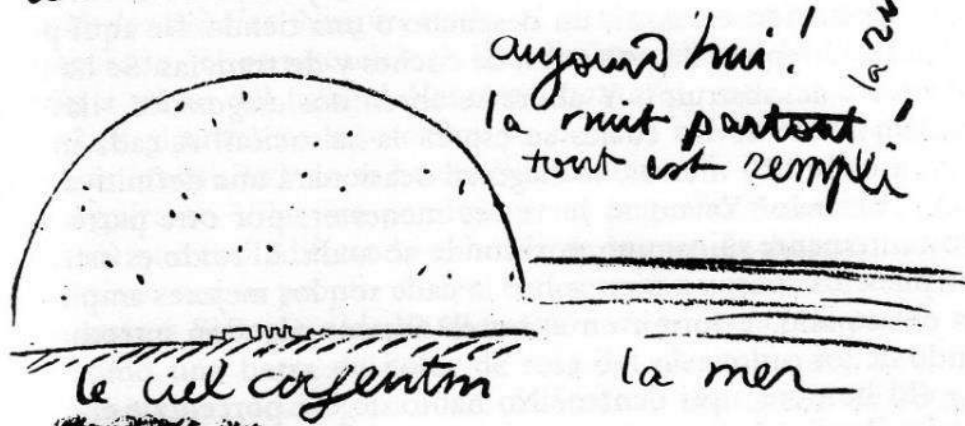
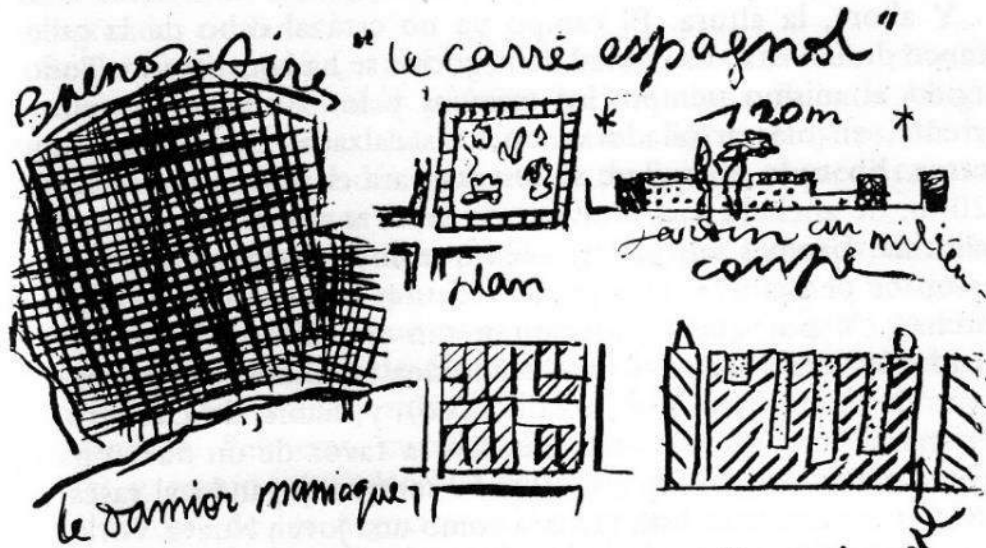
Wladimiro Acosta



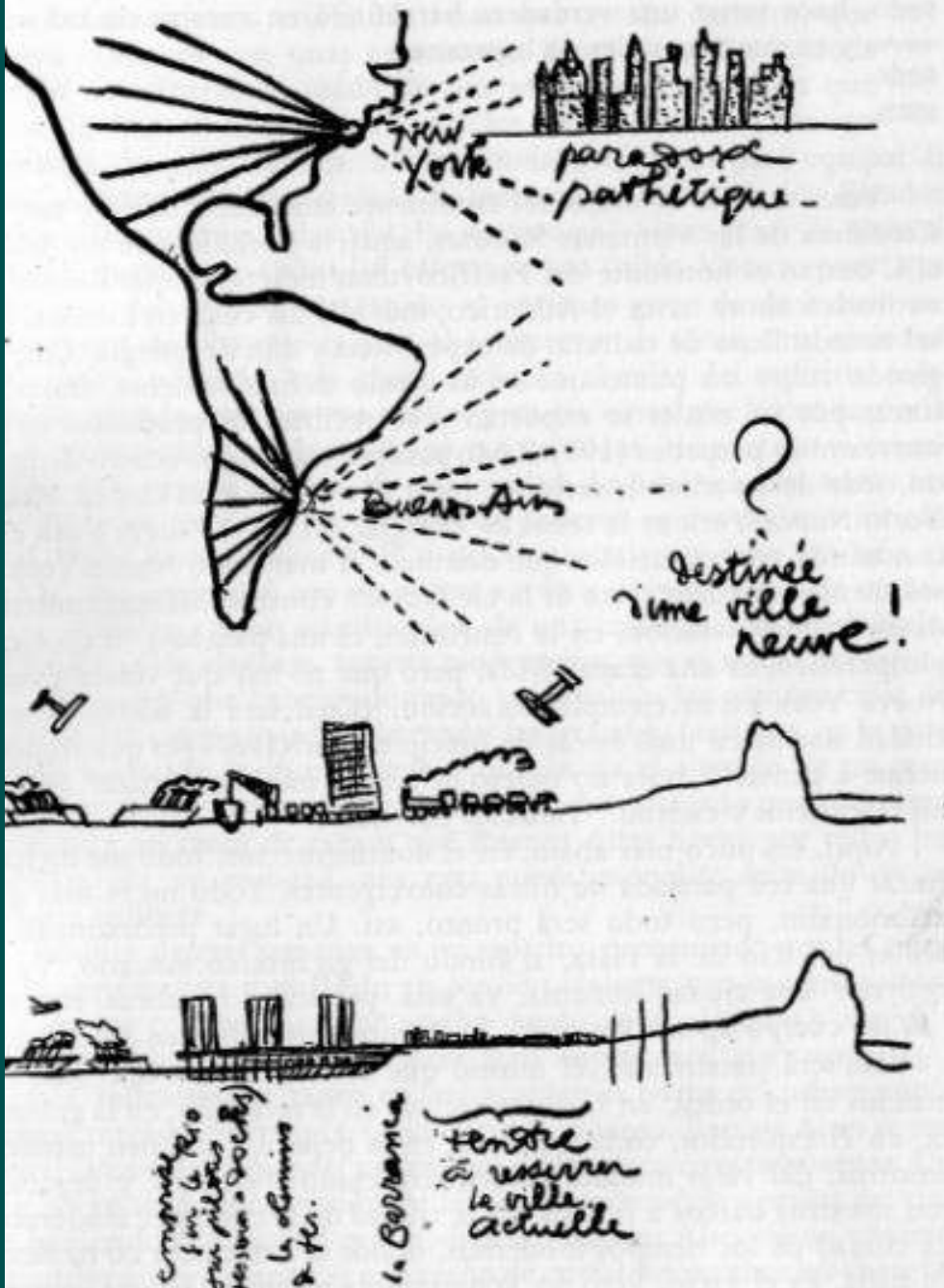
**CRITICAL PROJECTS**  
**LE CORBUSIER - 1929**









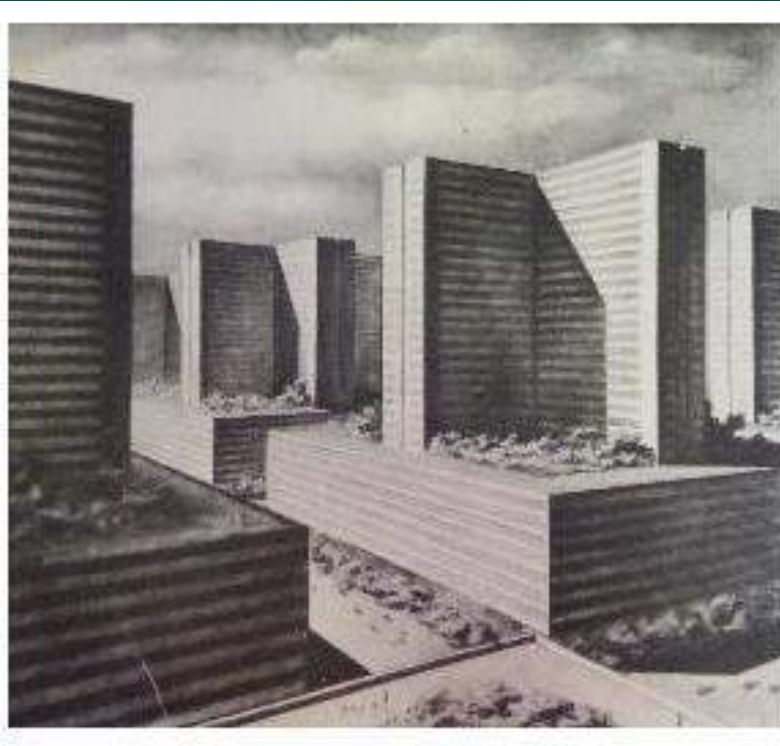




## CRITICAL PROJECTS

JORGE FERRARY HARDOY – JUAN KURCHAN - PLAN DIRECTOR - 1938

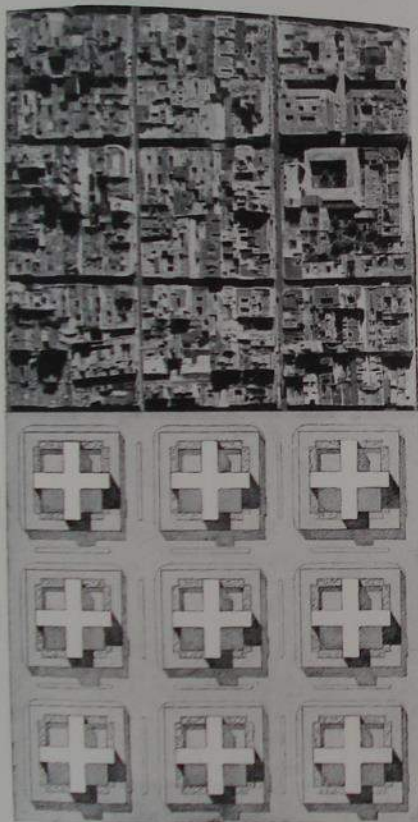




## CRITICAL PROJECTS

VLADIMIRO ACOSTA – *CITY BLOCKS* - 1936

Comparación gráfica entre las manzanas actuales y el "CITY-BLOCK" propuesto (edificación máxima)



En la estructura urbana actual existen las siguientes proporciones de superficies edificadas y espacios viales:

Caso A. — Manzana de 130 ms. de lado —  
Calle de 10 ms. de ancho.  
Superficie edificada: 86,2 %  
Espacio vial: 13,8 %

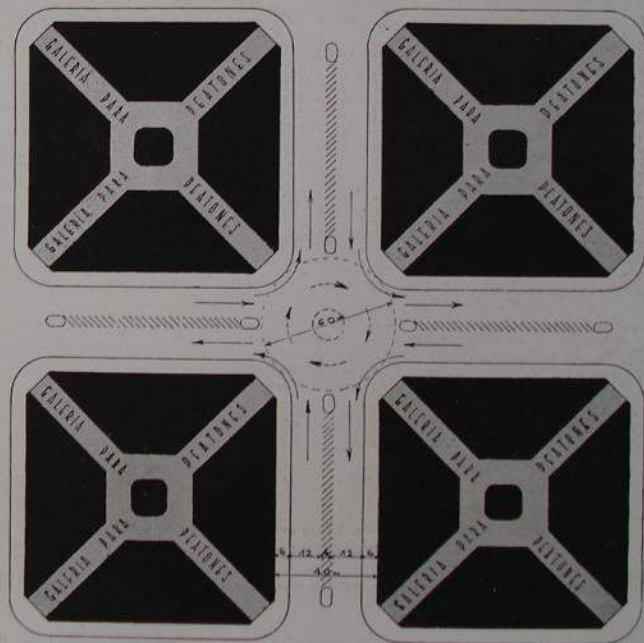
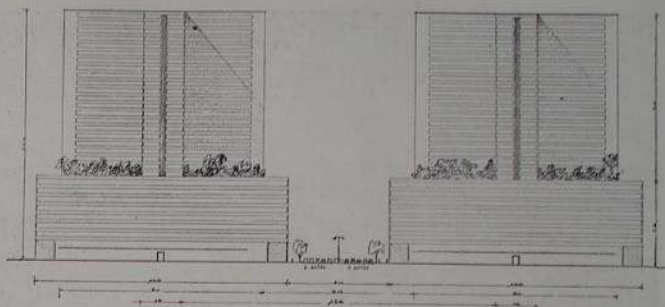
Caso B. — Manzana de 120 ms. de lado —  
Calle de 10 ms. de ancho.  
Superficie edificada: 85,3 %  
Espacio vial: 14,7 %

La sustitución de la manzana por el "CITY-BLOCK" cambia estas proporciones en la siguiente forma:

Caso A. — Superficie edificada: 59 %  
Espacio vial: 41 %

Caso B. — Superficie edificada: 51 %  
Espacio vial: 49 %

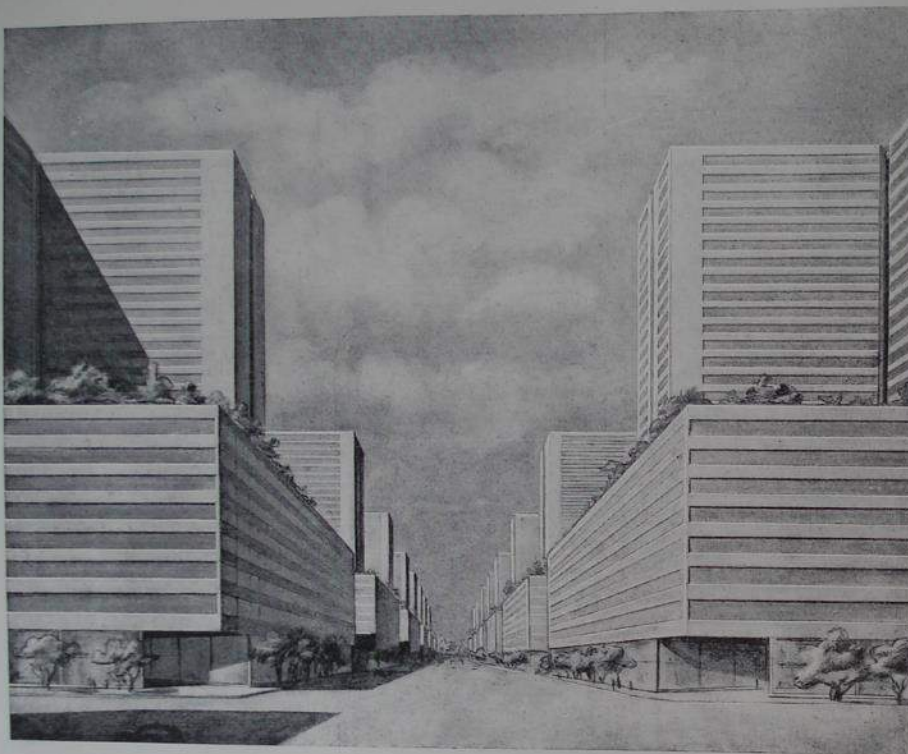
Veredas de 6 ms. de ancho dan una superficie de 2400 m<sup>2</sup>, que suman, con 2600 m<sup>2</sup> de galerías diagonales, 5000 m<sup>2</sup> de área de tránsito para cada bloque.  
Calculando una superficie de 0,60 x 1,50 ms. por persona caminando, las veredas de cada manzana...



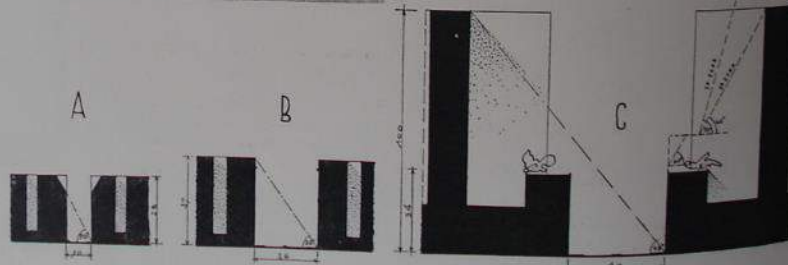
Cuatro manzanas. Cruce de dos calles

Amplias avenidas abren paso a torrentes de tráfico. Galerías diagonales para peatones abrevian las distancias en todas direcciones. Estacionamiento cómodo, a lo largo del eje de las avenidas, para 25 automóviles en cada cuadra, colocados oblicuamente, en ángulo de 45°, para facilitar las maniobras.





- A — Calle céntrica actual, 18 ms. de ancho. Tráfico constantemente obstruido. Existencia de espacio para peatones. Falta de luz y sol.
- B — Avenida diagonal, 36 ms. de ancho. Paliativo poco eficaz y hasta perjudicial. Multiplicación de cruces. Lugar geométrico de congestiones de tráfico.
- C — Calle de 48 ms. de ancho entre "CITY-BLOCKS". Tráfico sin obstáculos. Ancho espacio para peatones. Lugares para estacionamiento. Luz y sol. Edificación relativamente dentro de las disposiciones del Reglamento General de Construcciones.



## "CITY - BLOCK"

(a título puramente demostrativo)

### Densidad de población

Considerando que la distancia de eje a eje entre las calles actuales es de 130 a 140 ms., la densidad de población varía, en uno u otro caso, entre las siguientes cifras:

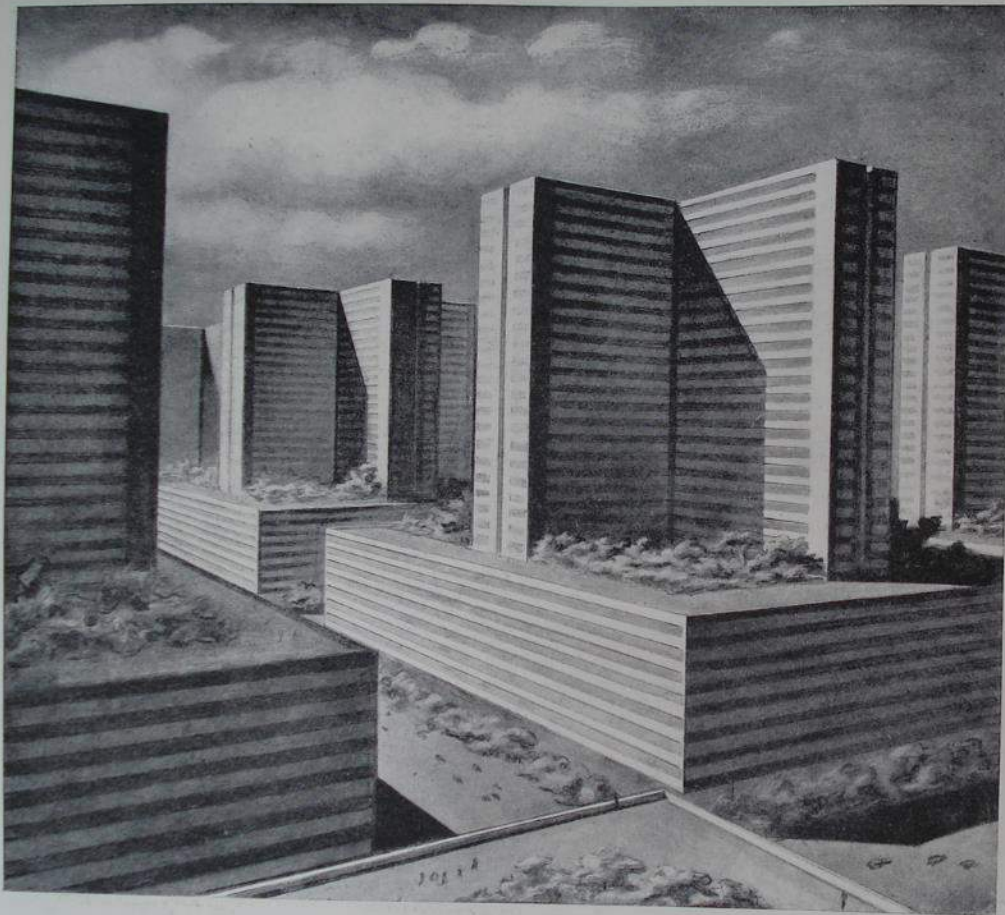
#### EDIFICACION MAXIMA:

Densidad de vivienda: 950 a 1050 habitantes por hectárea.  
Densidad de trabajo: 1070 a 1240 empleados por hectárea.

#### EDIFICACION MINIMA:

Densidad de vivienda: 1270 a 1470 habitantes por hectárea.

### Gráfico comparativo



Este tipo de edificación divide horizontalmente la ciudad en dos zonas superpuestas: inferior, de trabajo; superior, de vivienda. El hombre que trabaja en el cuerpo inferior vive en el superior. Parte considerable del tráfico callejero es sustituida por comunicaciones verticales, con el consiguiente ahorro de tiempo y energía, y la desaparición radical del tumulto de gentes y vehículos a las horas de apertura y cierre de los negocios.

## "CITY - BLOCK"

(a título puramente demostrativo)

El cuerpo cruciforme del edificio, destinado a viviendas, está compuesto por departamentos de 1, 2, 3 ó 4 habitaciones, baño y cocina, provistos de las más modernas instalaciones. Máxima centralización y colectivización de los servicios domésticos. Muebles embutidos. Las mudanzas se reducen al transporte de algunas mesas, sillas, vajillas y objetos personales. El confort y la independencia de las viviendas son análogos a los existentes en los departamentos de los grandes hoteles norteamericanos.

Supresión completa de patios interiores y tragaluces. Todas las habitaciones y dependencias reciben aire y luz directamente.

El tamaño y la capacidad del edificio permiten la provisión de "aire acondicionado" (ver pág. 113).

Cada bloque posee 12 ascensores para las viviendas y 16 para las oficinas.

### Capacidad del edificio

Calculando la superficie de habitación a razón de 20 m<sup>2</sup> por persona, en el caso de edificación máxima 36.320 m<sup>2</sup>, de viviendas pueden alojar a 1.826 personas.

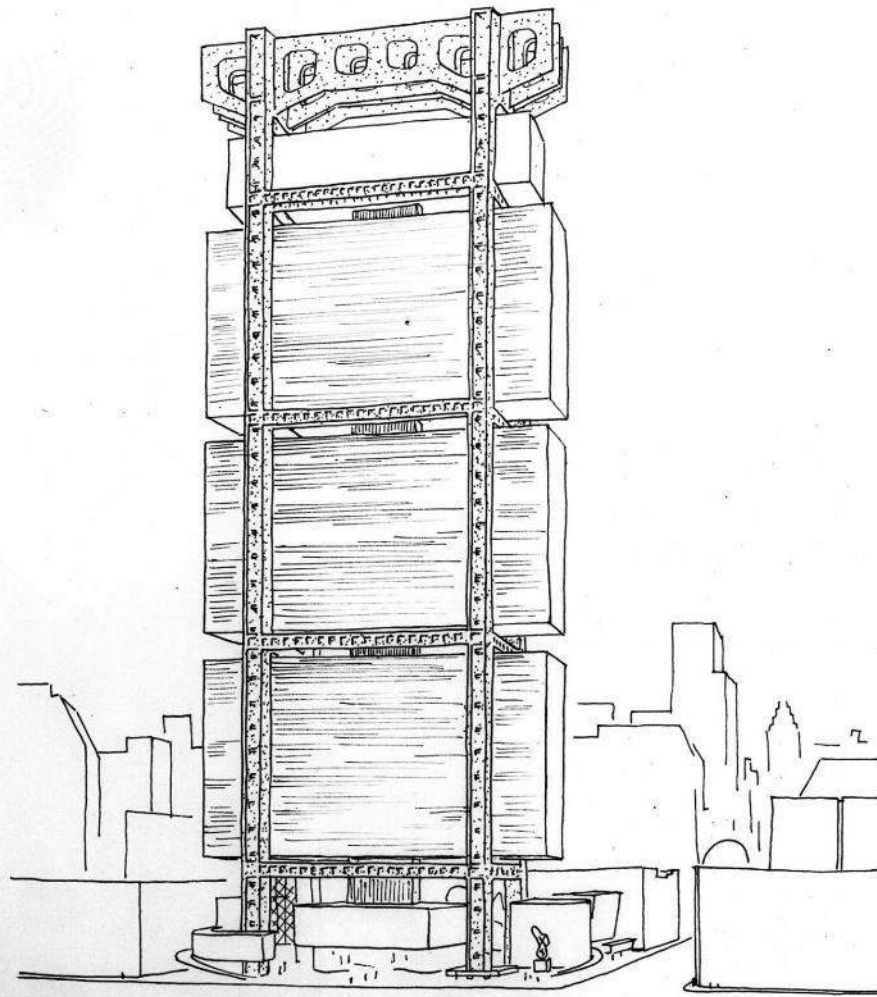
Calculando la superficie de trabajo a razón de 15 m<sup>2</sup> por persona, 31.516 m<sup>2</sup> de oficinas dan cabida a 2.100 empleados. Si se tiene en cuenta que en EE. UU. se calcula hasta 5 m<sup>2</sup> por persona, esta capacidad puede llegar a 3.000 empleados.

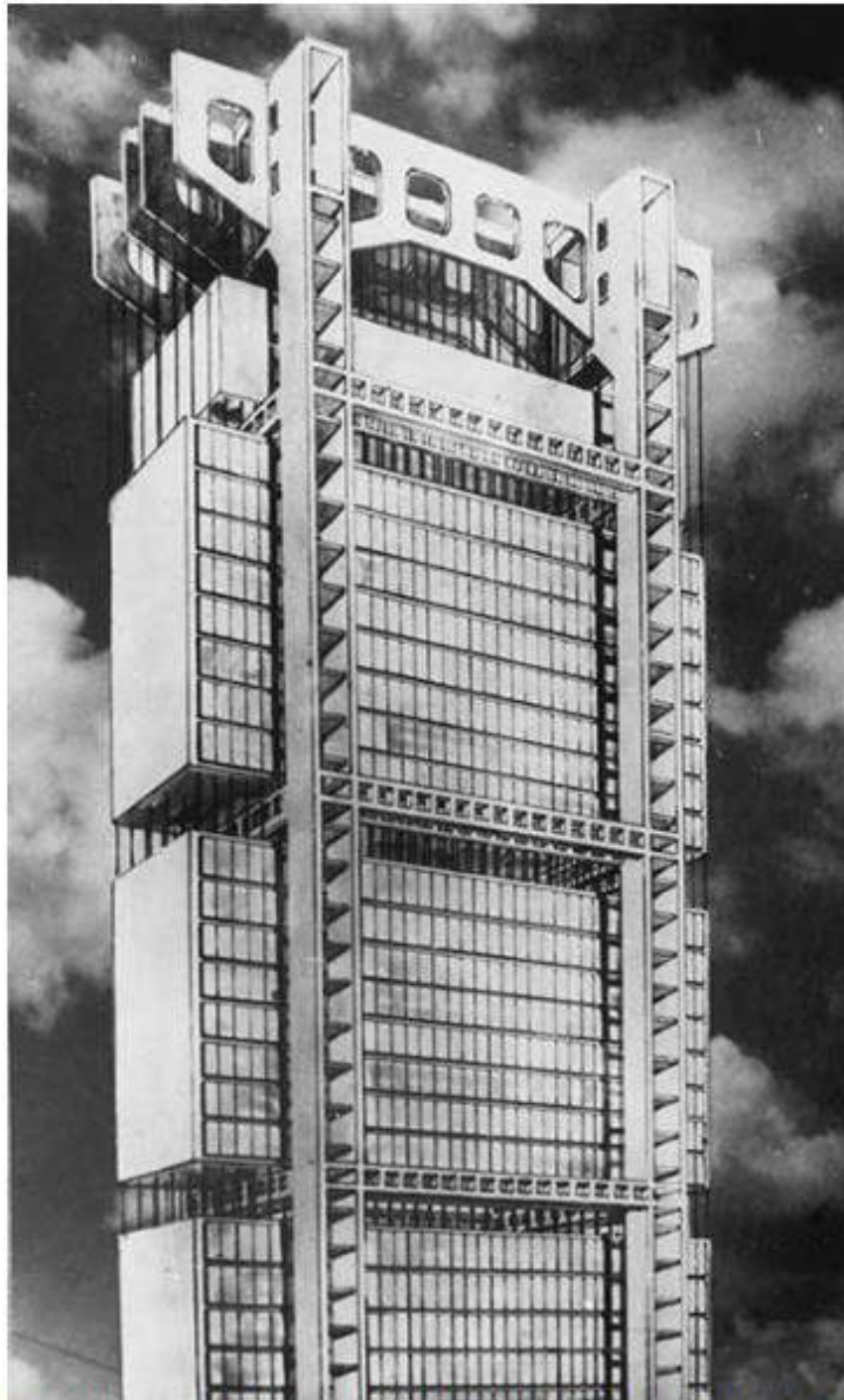
En el caso de edificación mínima (comercios y viviendas, sin oficinas), 45.500 m<sup>2</sup> de superficie habitable pueden alojar a 2.490 personas.

CRITICAL PROJECTS

WLADIMIRO ACOSTA - CITY BLOCKS - 1936



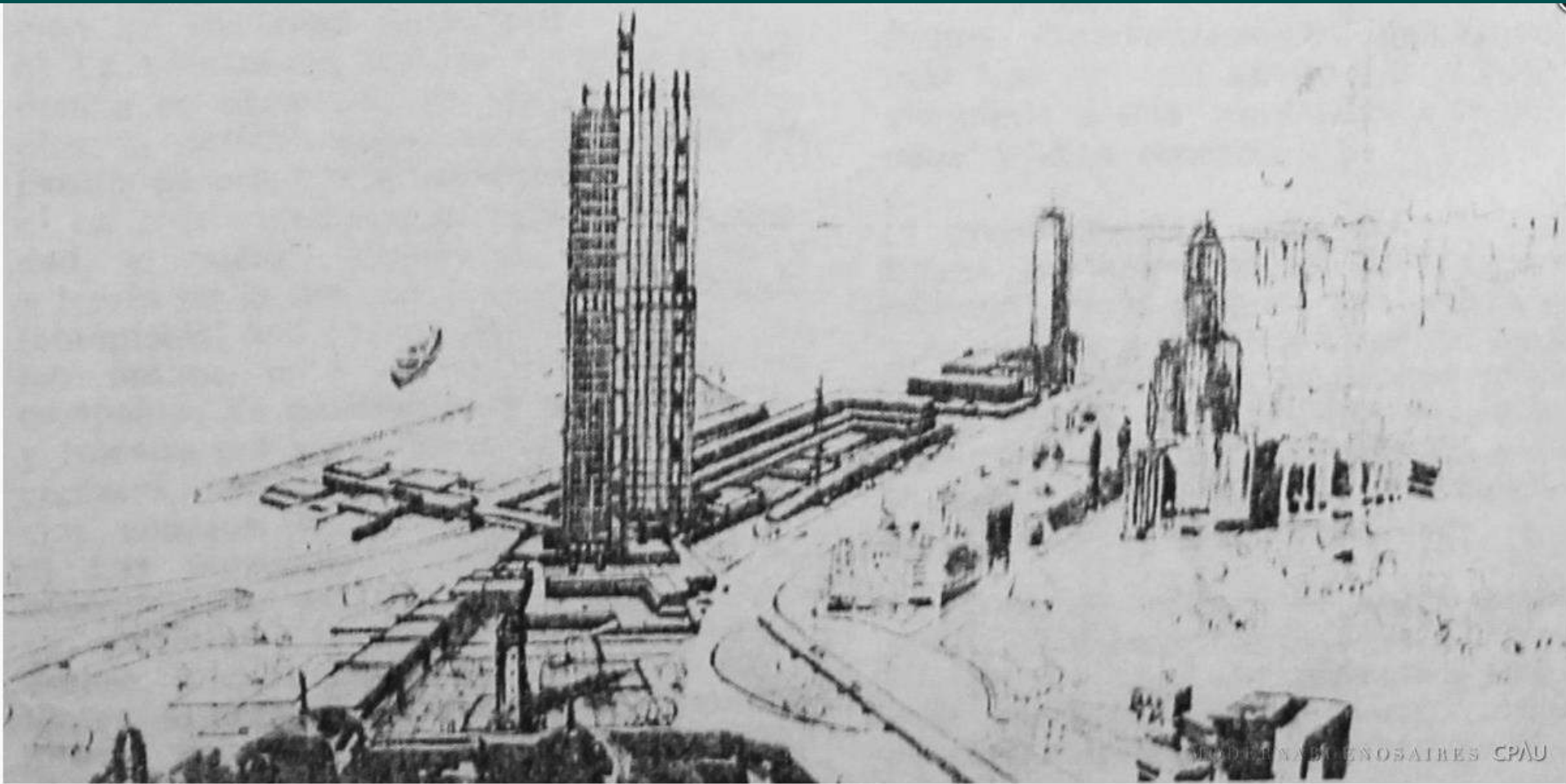




**Figura 3:** Edificio suspendido de oficinas, Amancio Williams, 1946. Fotomontaje. Fuente: Archivo Williams.







<https://www.modernabuenosaires.org/proyectosurbanos/proyecto-de-urbanizacion-catalinas-norte>

## CRITICAL PROJECTS CATALINAS NORTE





Concurso Aerolíneas Argentinas  
Korn - Lopatin - Tallone Arqs.  
V. Vega - 1975

**CRITICAL PROJECTS**  
**CATALINAS NORTE**

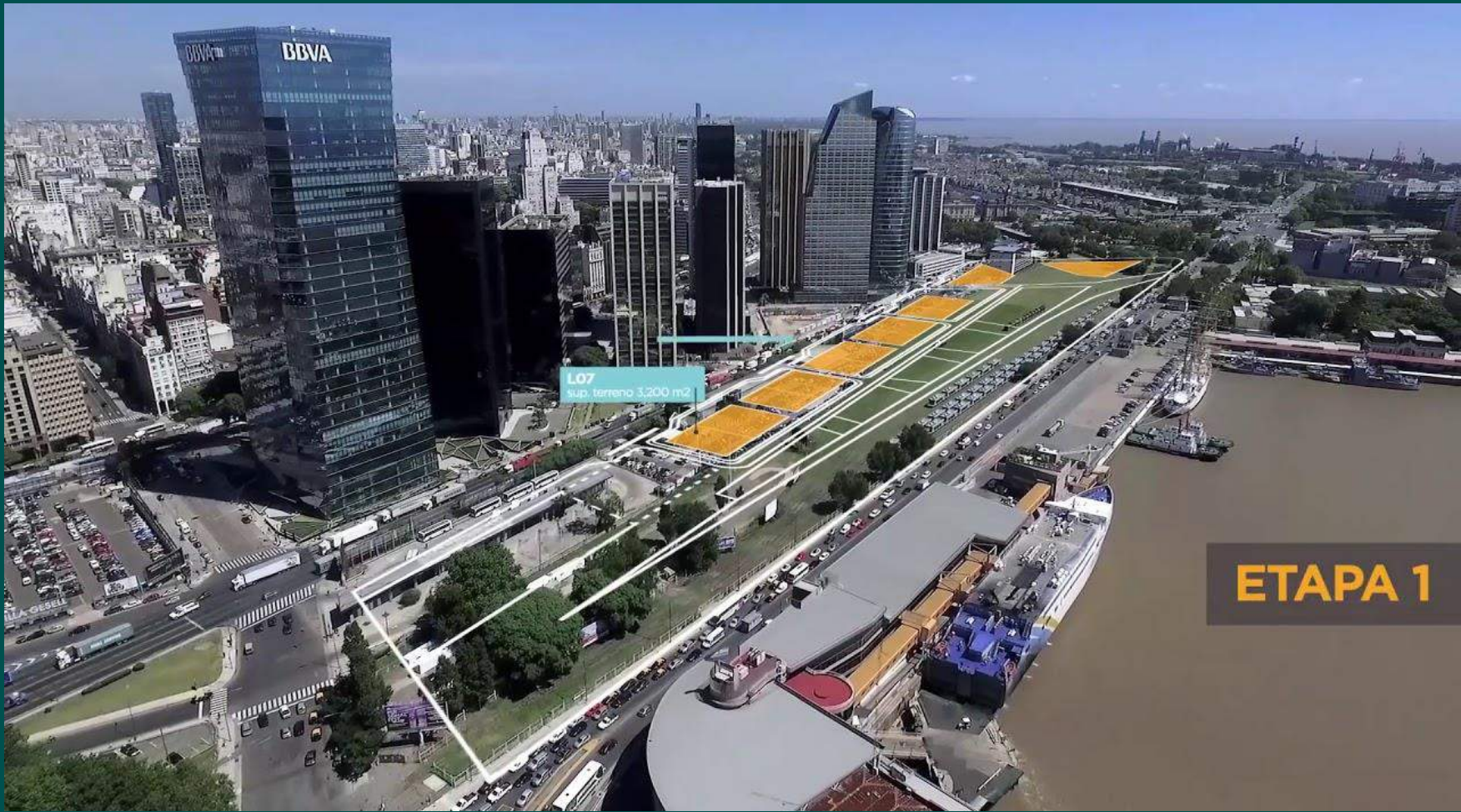


[http://www.consultatio.com.ar/wp-content/uploads/2013/01/nueva\\_torre-580x300.jpg](http://www.consultatio.com.ar/wp-content/uploads/2013/01/nueva_torre-580x300.jpg)

## **CRITICAL PROJECTS**

### **CATALINAS NORTE**





<https://i.ytimg.com/vi/BS4vFogWiiA/maxresdefault.jpg>

## CRITICAL PROJECTS CATALINAS NORTE

ETAPA 1





**290,600 m<sup>2</sup>**

CONSTRUCCIÓN TOTAL ETAPA 1 + 2

incluye áreas de estacionamiento

<http://ciudademprende.com.ar/wp-content/uploads/2017/11/maxresdefault.jpg>

**CRITICAL PROJECTS**  
**CATALINAS NORTE**





## URBAN - ARCHITECTURAL DIMENSION

URBAN LAND INTENSIVE USE

URBAN LOCATION

ARCHITECTURAL SCOPE

BUILDING TYPOLOGIES AND FABRIC INSERTION

PUBLIC SPACE AND STREET LEVEL

CRITICAL PROJECTS

DESIGN TOPICS

ARCHITECTURAL AESTHETICS

# **BA** *VERTICALIZATION*

**1** PERIODS + MAIN CASES

**2** TOPICS

**3** CONCLUSIONS





## **HIGH-RISE BUILDINGS MAY CONTRIBUTE TO THE SUSTAINABLE CITY**

The densified city, to which high-rise buildings contribute, is better than the sprawl city.

**EVERY CITY IS A COMPLEX AND PARTICULAR PROCESS OF  
PHYSICAL (MATERIAL), SOCIAL (HUMAN) AND CULTURAL (MENTAL)  
ELEMENTS MERGING IN THE FLUX OF THE HISTORIC TIME**

The high rise contribution to the city depends as much in social-political and economical processes as in architectural design.



## **BUENOS AIRES IS A VERY VITAL AND INTENSIVE CITY DUE TO:**

### **THE STRONG PHYSICAL STRUCTURE OF GRID AND BLOCKS**

This is a long duration pattern to be either respected or challenged.

The block and the corner are the fundament of the urban spatiality.

### **THE STRONG CONCEPT OF URBAN LIFE AND CITIZENSHIP**

There is always a very alive sociality expressing contradictions and confrontation in the public space. Architecture gives reference of where events are happening.

City t is a place for expectations, frustrations, fights and pleasure for everybody.

### **THE STRONG MYTH ABOUT WHAT IS TO BE A *PORTEÑO***

The tango. The neighborhood. The corner. The *nocturnality*, etc., make a narrative widely share about the city.

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# HIGH-RISE LIVING AND THE INCLUSIVE CITY

Workshop 2018 - May 21-25

## VERTICALIZATION PROCESSES THE CASE OF BUENOS AIRES

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